

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2010

Vancouver & Abbotsford Housing Now

New home construction focused on multiple family units in the Vancouver Census Metropolitan Area (CMA) last month. Nearly three quarters of October's 1,447 housing starts were made up of semi-detached, townhouse, and apartment units.

There have been 12,584 housing starts year-to-date.

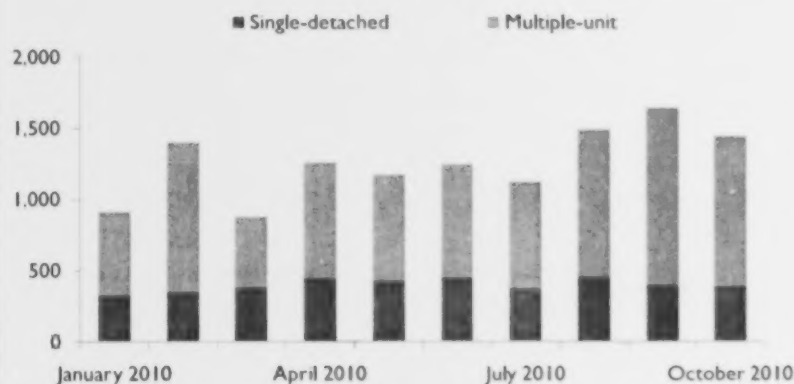
Builders started 1,059 multiple family homes last month, of which 206 were townhouses and 116 were homes with secondary suites. More than half of the new townhouse developments were in Surrey and Langley, while the majority of the new homes with secondary suites were in Vancouver City and Coquitlam. During the first

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Figure 1

Vancouver Sees More Multiple Family Units



Source: CMHC

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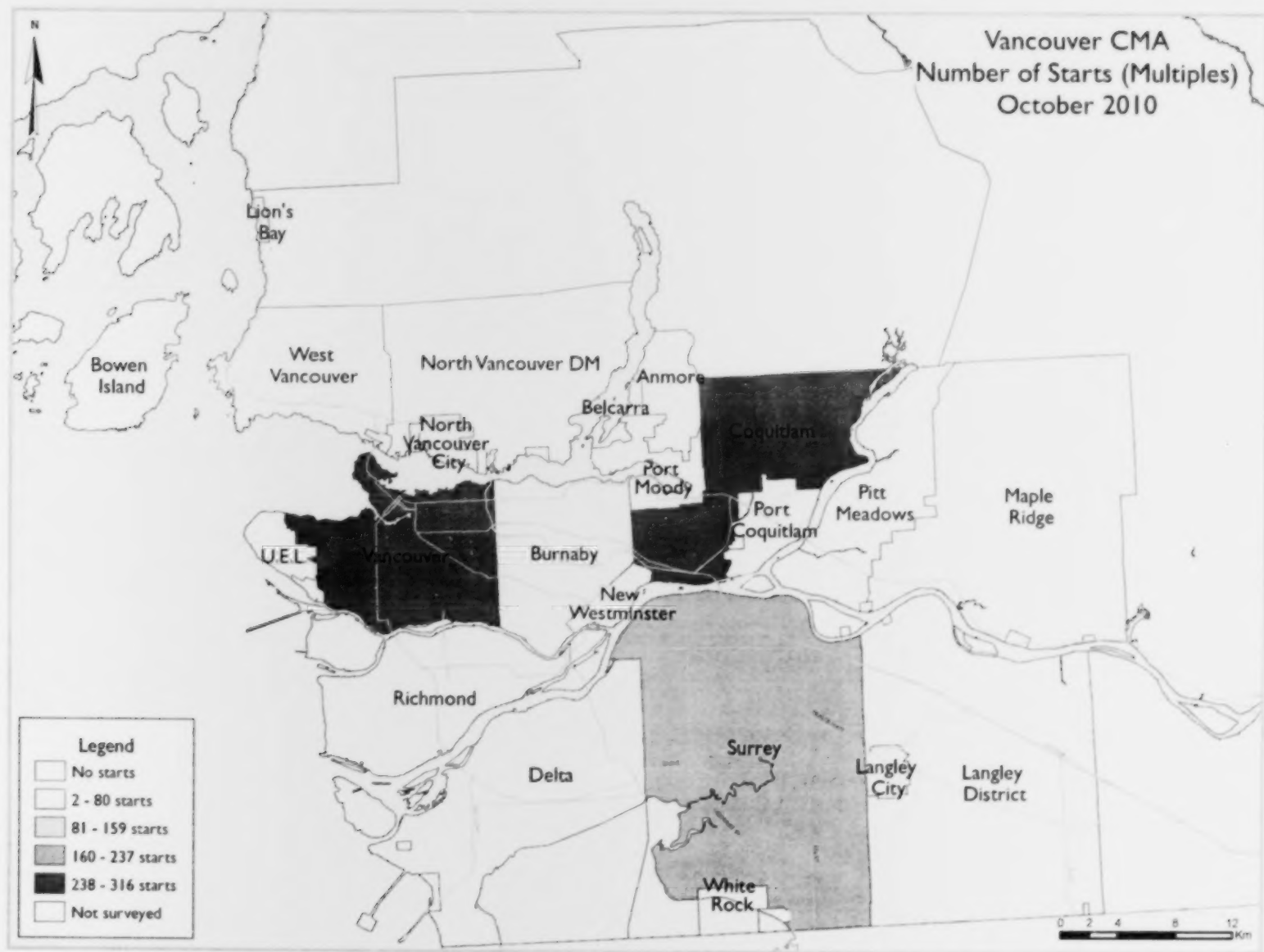
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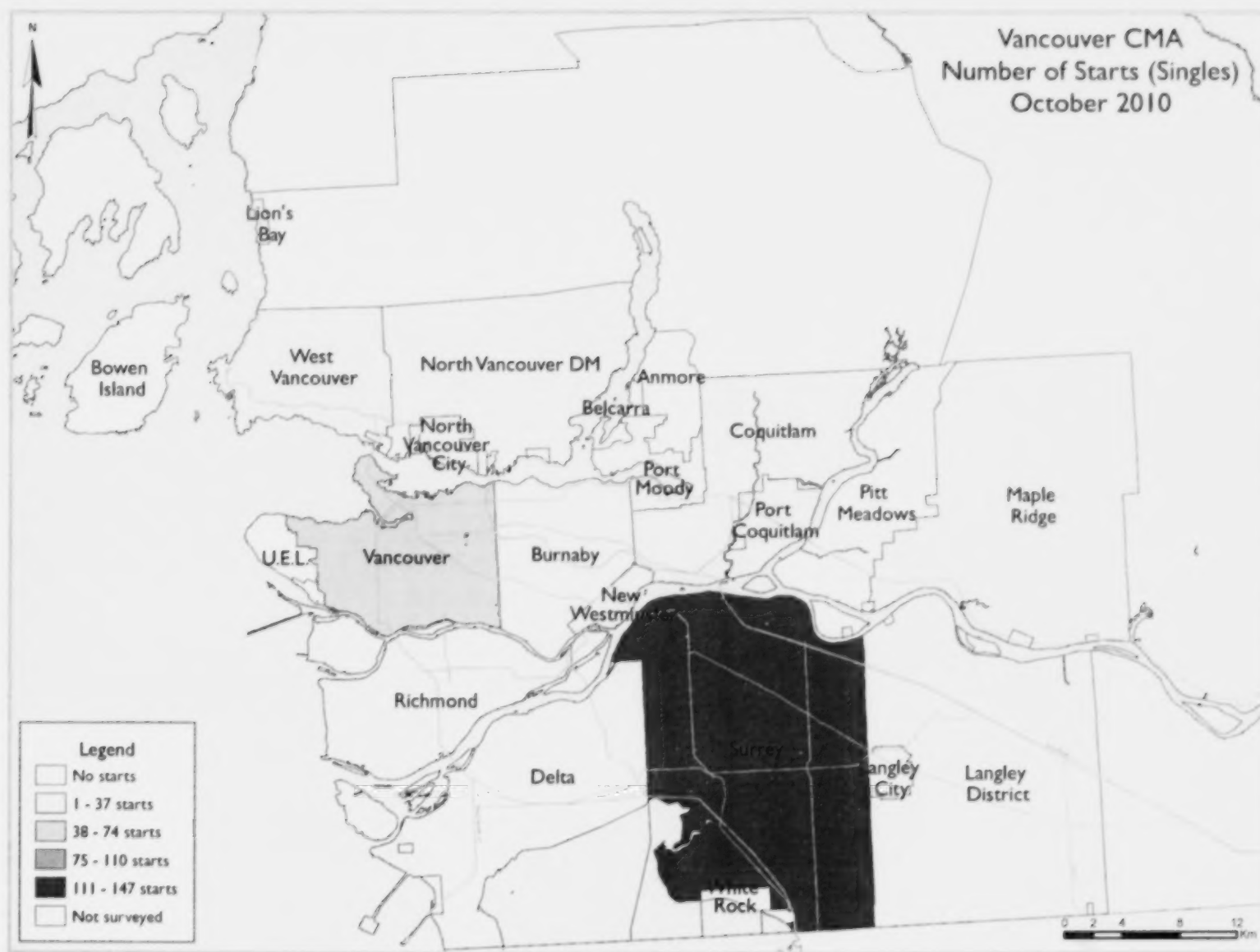
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ten months of the year, 8,600 multiple family units started construction.

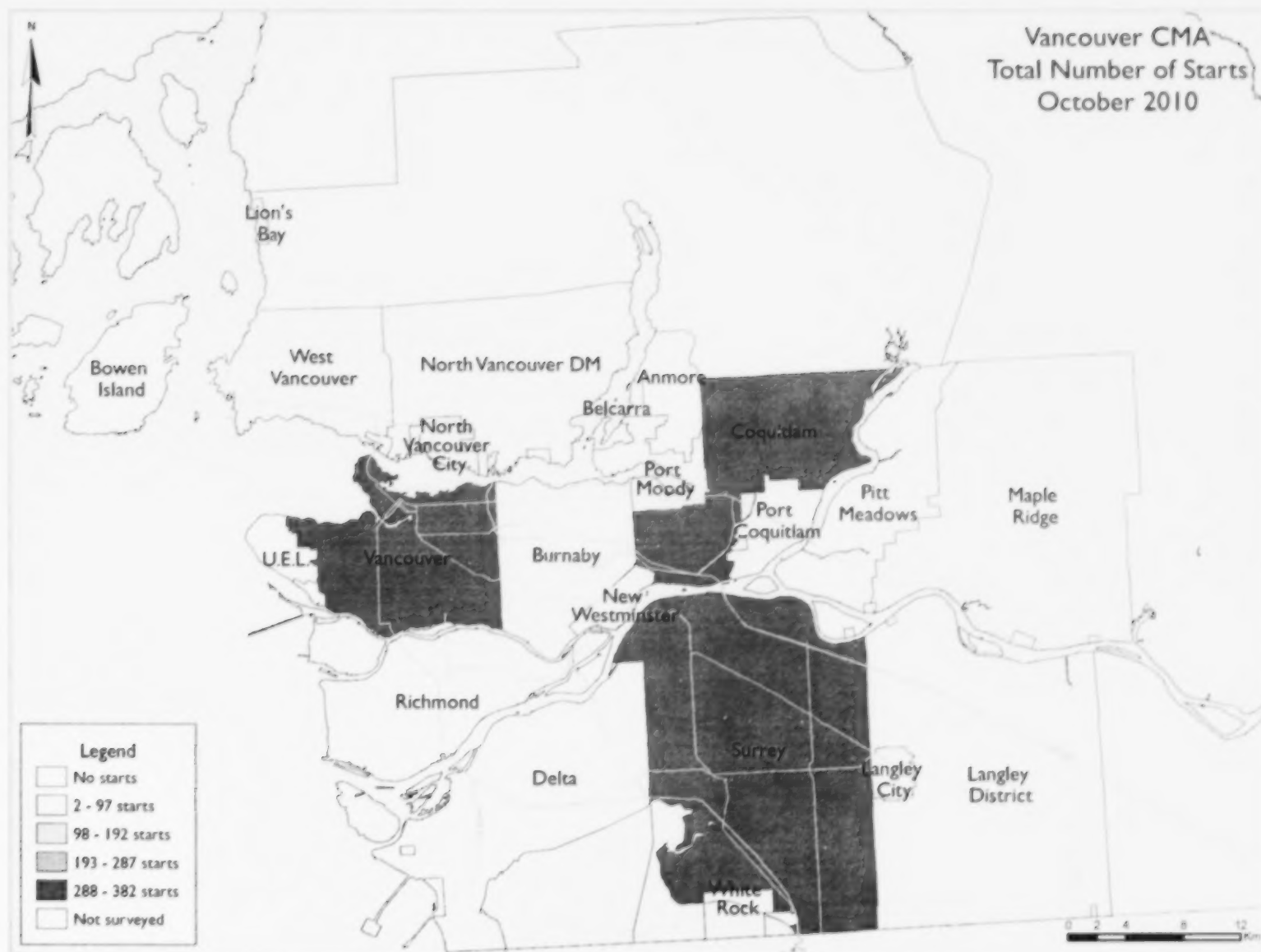
The pace of new home construction was up last month in the Abbotsford CMA. There were 67 housing starts in October. This moved year-to-date total to 418 home starts, compared to 298 starts during the same period last year.

Nationally, the seasonally adjusted annual rate of total housing starts edged down to 167,900 units in October. In British Columbia, October's seasonally adjusted rate of urban housing starts moved lower to 24,000 units, from 26,400 units in September

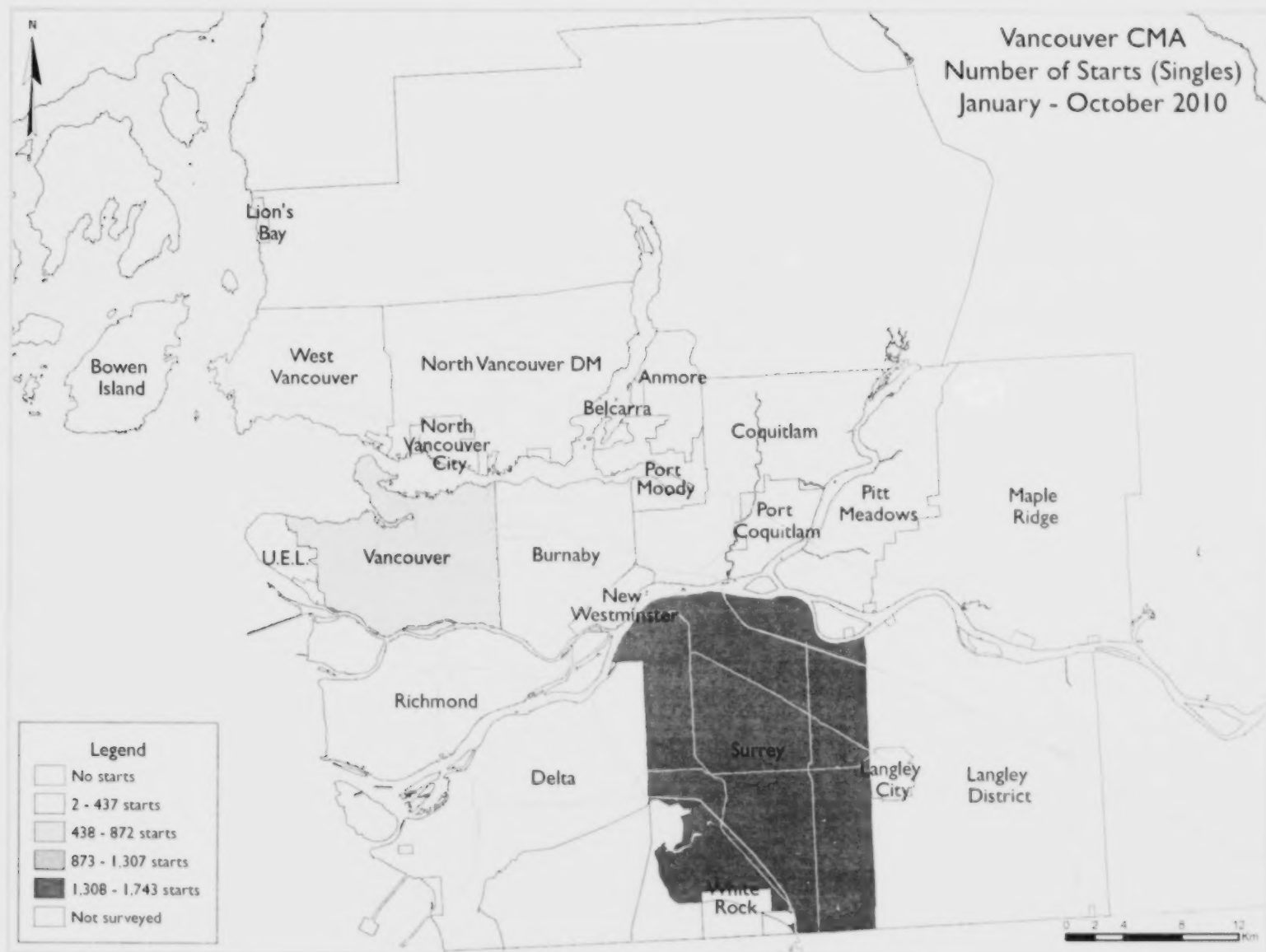




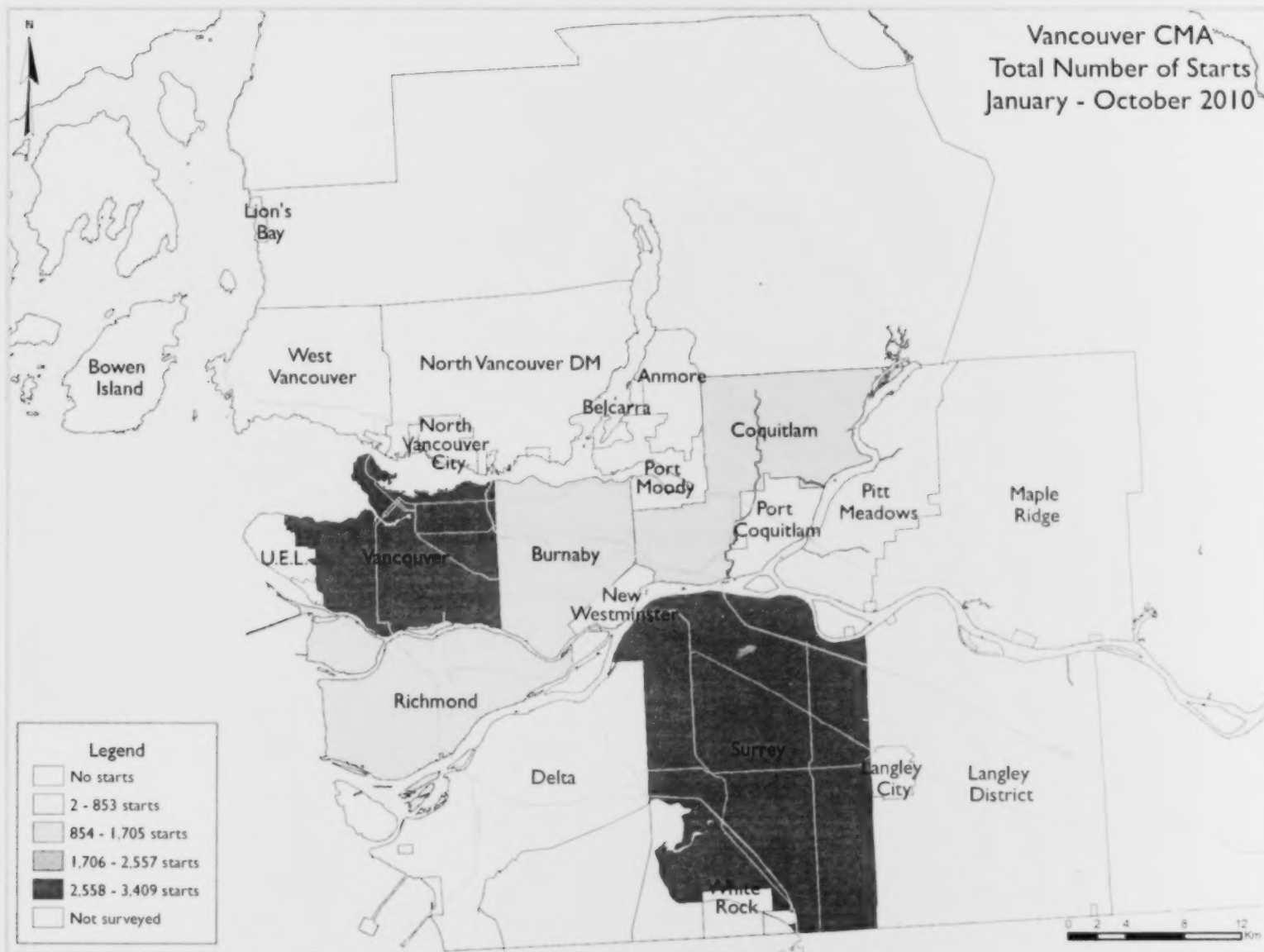
Vancouver CMA
Total Number of Starts
October 2010



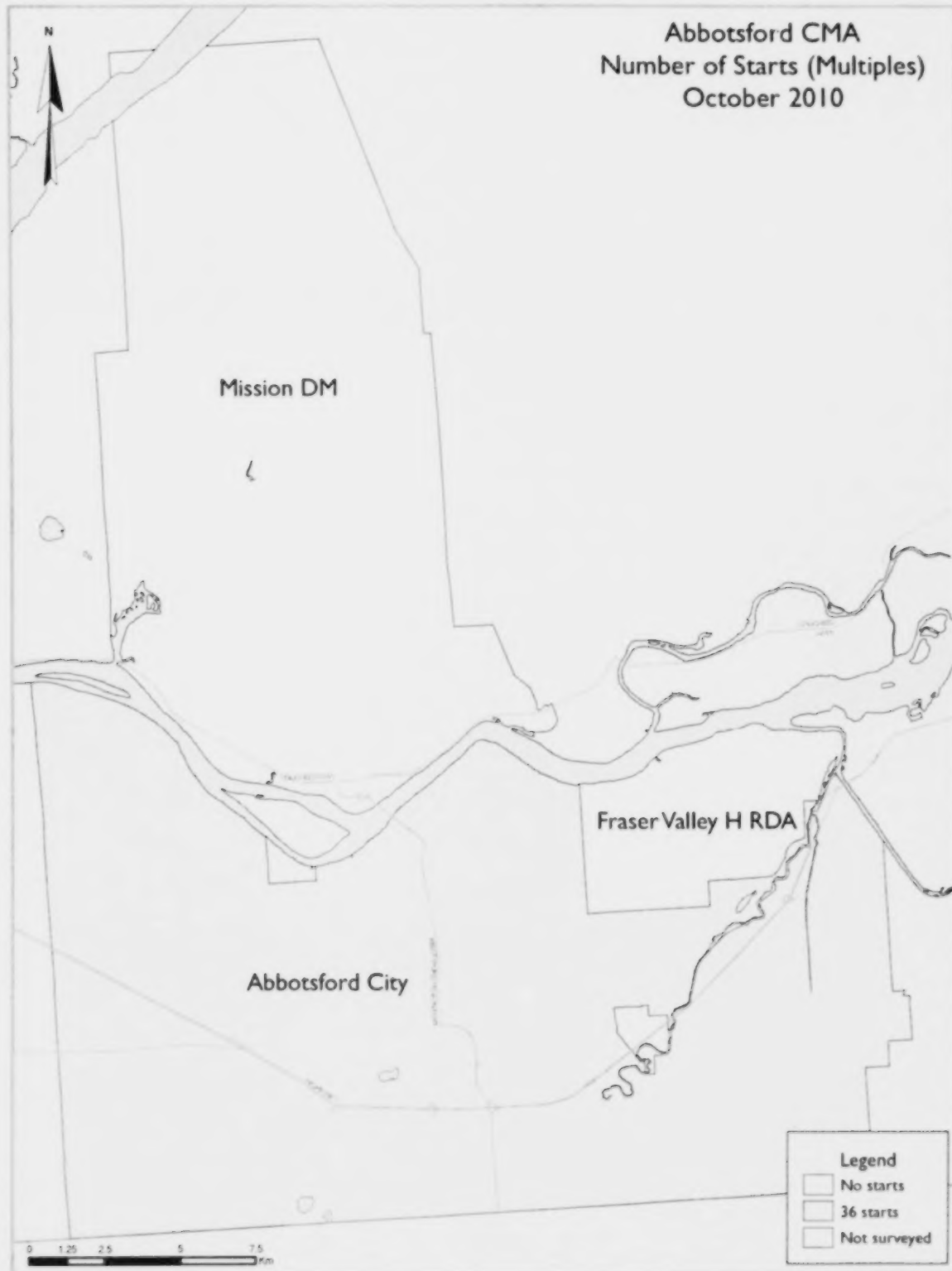


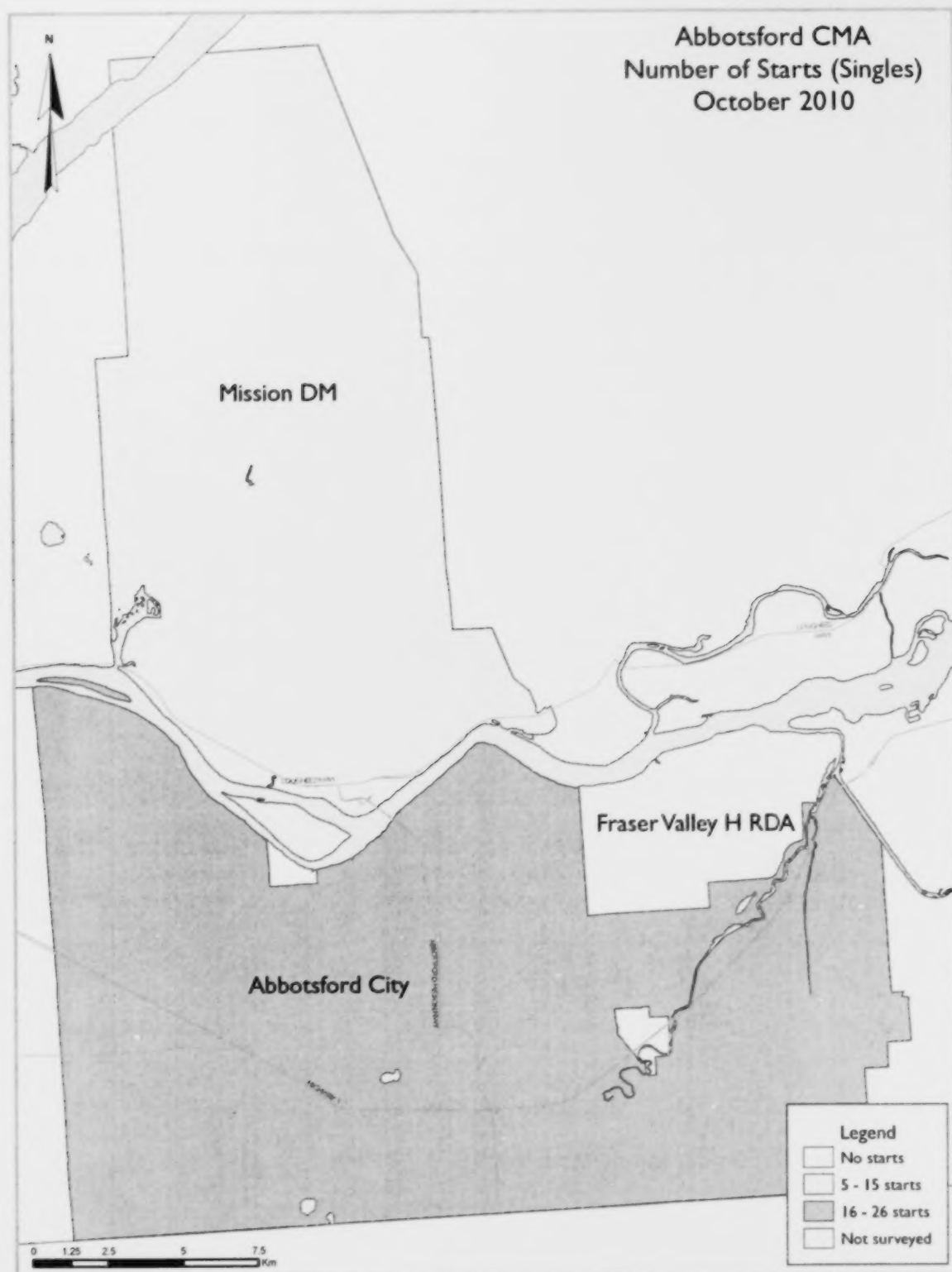


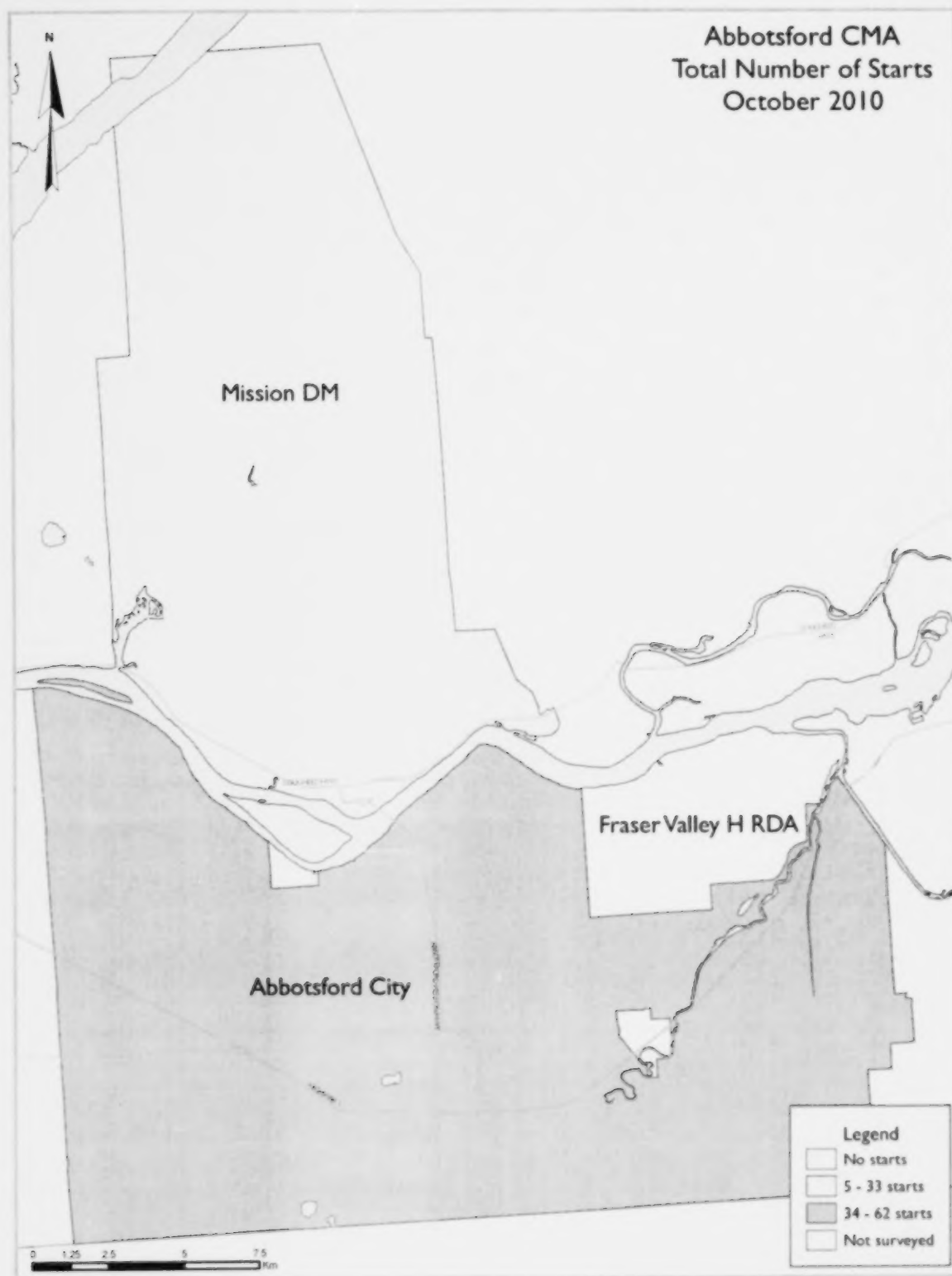
Vancouver CMA
Total Number of Starts
January - October 2010

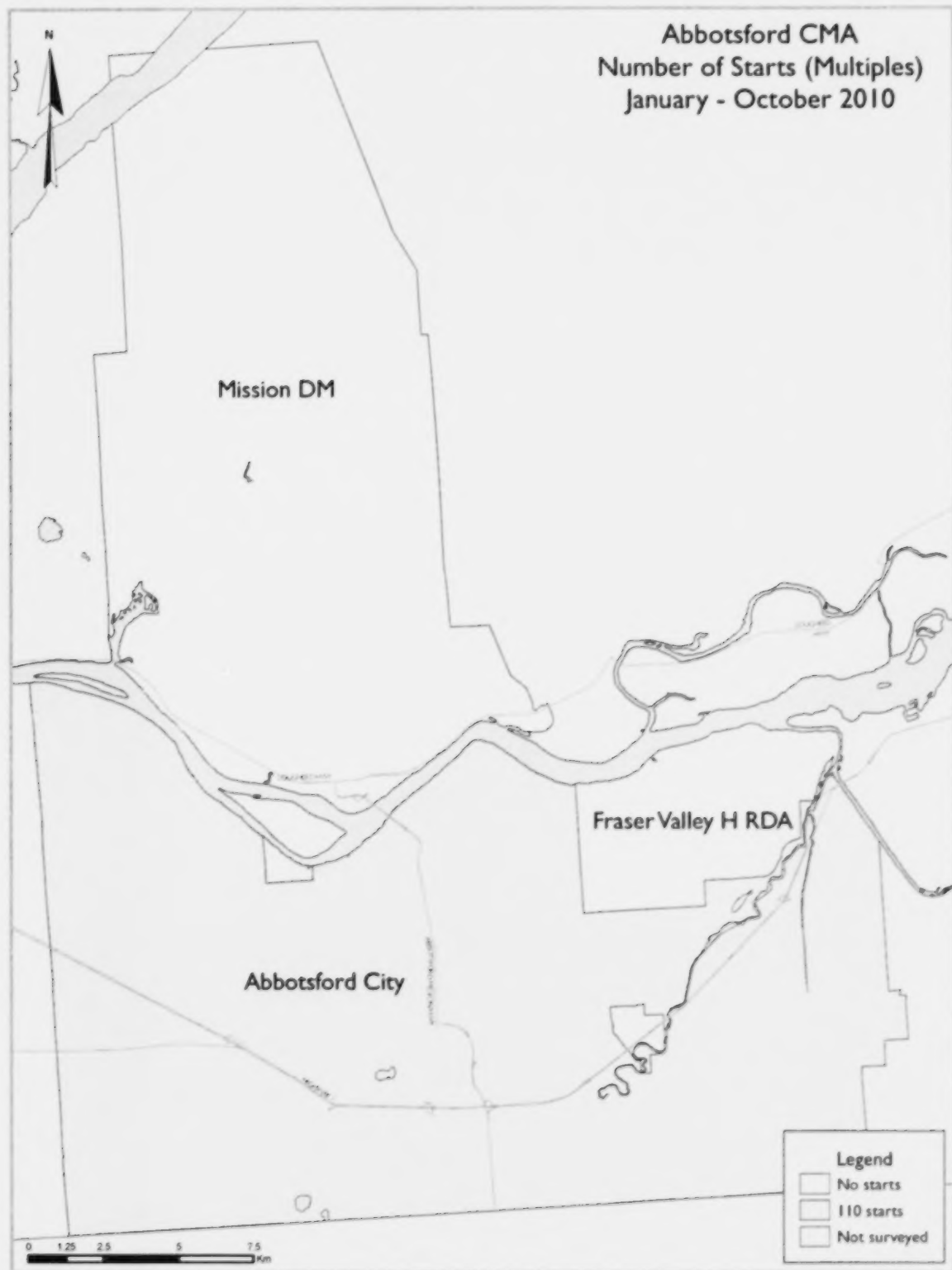


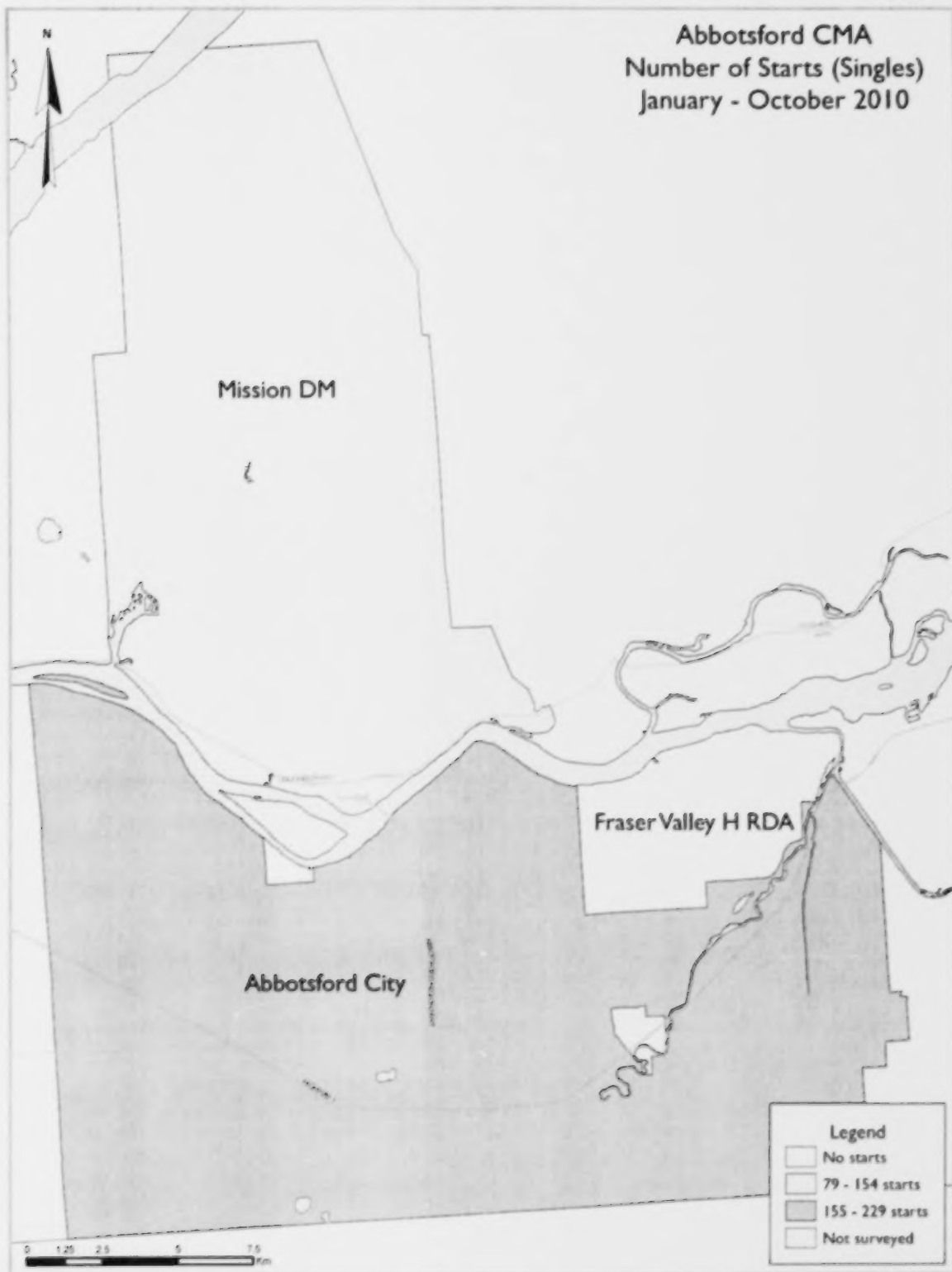
Housing Now - Vancouver and Adjacent CMA - Data Released - November 2010

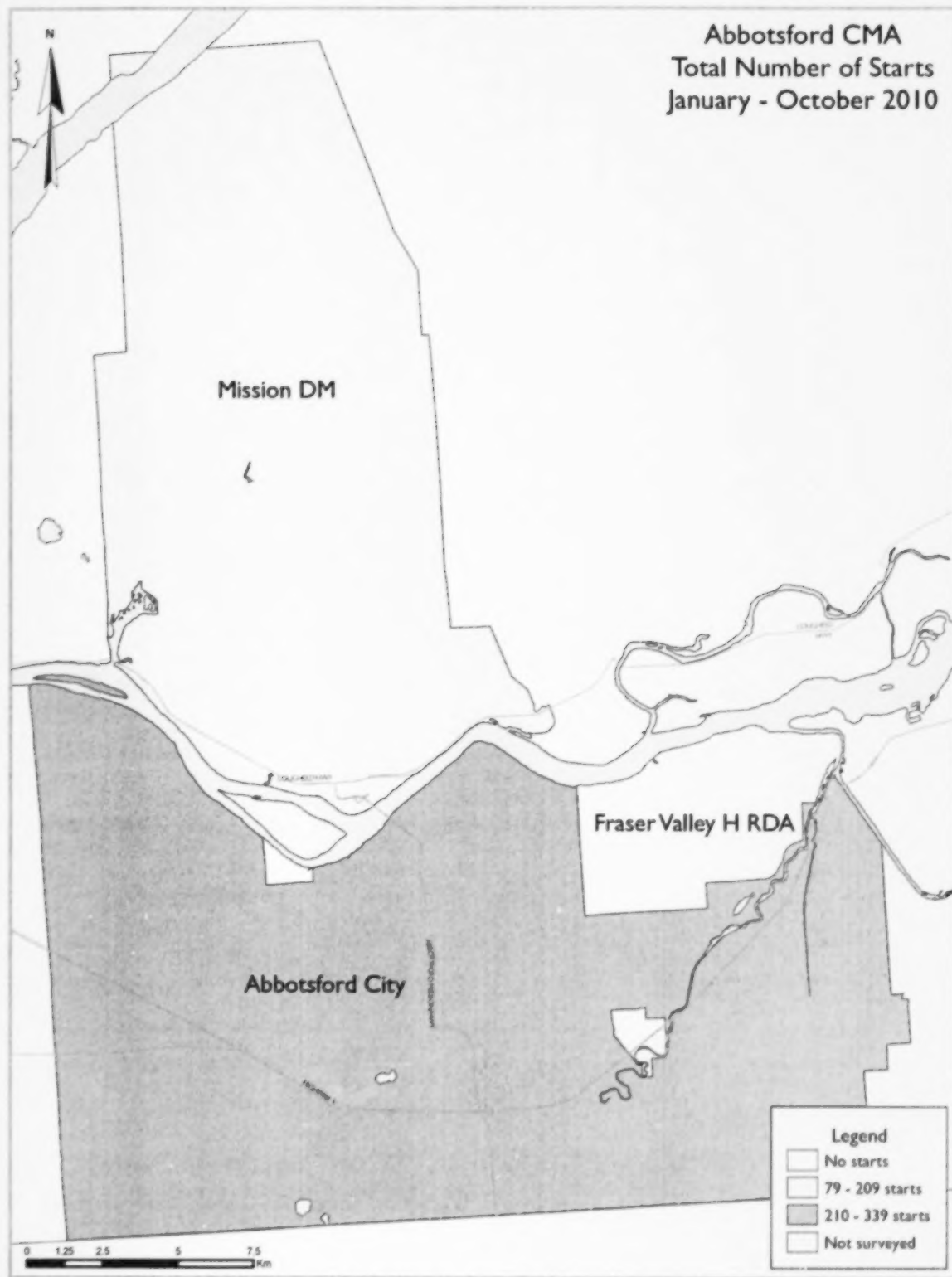












HOUSING NOW REPORT TABLES

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- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
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- 1.2 History of Housing Activity (once a year)
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- = Totals may not add up due to co-operatives and unknown market types
- = Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2010	360	14	120	0	210	703	28	12	1,447
October 2009	396	16	94	2	263	101	0	20	892
% Change	-9.1	-12.5	27.7	-100.0	-20.2	**	n/a	-40.0	62.2
Year-to-date 2010	3,791	232	1,136	39	2,028	4,372	154	832	12,584
Year-to-date 2009	2,188	136	477	13	1,491	1,845	22	359	6,536
% Change	73.3	70.6	138.2	200.0	36.0	137.0	**	131.8	92.5
UNDER CONSTRUCTION									
October 2010	3,404	226	1,094	43	1,945	7,985	133	890	15,720
October 2009	2,593	186	639	37	1,949	12,410	9	808	18,631
% Change	31.3	21.5	71.2	16.2	-0.2	-35.7	**	10.1	-15.6
COMPLETIONS									
October 2010	308	26	52	2	182	506	10	217	1,303
October 2009	202	4	30	3	190	702	5	23	1,159
% Change	52.5	**	73.3	-33.3	-4.2	-27.9	100.0	**	12.4
Year-to-date 2010	3,083	196	651	23	2,038	7,364	31	624	14,010
Year-to-date 2009	2,715	239	442	11	2,156	7,180	40	693	13,476
% Change	13.6	-18.0	47.3	109.1	-5.5	2.6	-22.5	-10.0	4.0
COMPLETED & NOT ABSORBED									
October 2010	651	70	112	1	298	2,053	2	155	3,342
October 2009	686	88	129	6	294	566	0	69	1,838
% Change	-5.1	-20.5	-13.2	-83.3	1.4	**	n/a	124.6	81.8
ABSORBED									
October 2010	249	25	48	2	162	346	9	22	863
October 2009	259	26	36	6	208	693	5	44	1,277
% Change	-3.9	-3.8	33.3	-66.7	-22.1	-50.1	80.0	-50.0	-32.4
Year-to-date 2010	2,990	191	622	25	2,008	6,022	24	243	12,125
Year-to-date 2009	3,133	294	447	31	2,229	7,168	40	572	13,914
% Change	-4.6	-35.0	39.1	-19.4	-9.9	-16.0	-40.0	-57.5	-12.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total ¹
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
October 2010	19	6	0	0	0	51	0	0	
October 2009	14	6	0	0	0	26	0	0	46
Delta									
October 2010	22	0	0	0	13	0	1	0	36
October 2009	20	0	0	0	17	0	0	1	38
Langley									
October 2010	20	2	16	0	49	62	2	0	151
October 2009	18	4	22	0	19	0	0	0	63
Maple Ridge / Pitt Meadows									
October 2010	16	0	0	0	20	0	0	0	36
October 2009	25	0	0	0	0	0	0	1	26
New Westminster									
October 2010	6	0	0	0	0	0	0	0	6
October 2009	7	0	0	0	0	0	0	0	7
North Vancouver									
October 2010	9	0	8	0	0	0	0	0	17
October 2009	13	4	0	0	9	0	0	0	26
Richmond									
October 2010	30	2	22	0	11	0	5	0	70
October 2009	21	0	32	2	26	5	0	0	86
Surrey									
October 2010	147	0	0	0	81	71	0	12	311
October 2009	195	0	2	0	171	0	0	15	383
Tri-Cities									
October 2010	26	4	36	0	12	266	0	0	344
October 2009	29	2	30	0	11	70	0	0	142
University Endowment Lands									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	1	0	0	0	0	0	0	0	1
Vancouver City									
October 2010	54	0	34	0	21	253	20	0	382
October 2009	32	0	8	0	10	0	0	3	53
West Vancouver									
October 2010	8	0	0	0	0	0	0	0	8
October 2009	10	0	0	0	0	0	0	0	10
White Rock									
October 2010	3	0	4	0	3	0	0	0	10
October 2009	3	0	0	0	0	0	0	0	3
Vancouver CMA									
October 2010	360	14	120	0	210	703	28	12	1,447
October 2009	396	16	94	2	263	101	0	20	892

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
October 2010	215	66	0	0	100	1,095	0	0	1,476
October 2009	114	42	0	0	65	915	5	0	1,141
Delta									
October 2010	97	0	0	0	133	79	3	2	314
October 2009	83	2	0	0	20	51	0	3	159
Langley									
October 2010	163	2	120	0	277	167	3	0	732
October 2009	183	6	86	0	156	380	1	0	812
Maple Ridge / Pitt Meadows									
October 2010	163	0	0	0	178	21	0	1	363
October 2009	163	2	0	1	143	152	0	2	463
New Westminster									
October 2010	53	4	0	36	10	229	0	0	332
October 2009	29	0	0	5	0	692	0	0	727
North Vancouver									
October 2010	91	14	28	0	18	348	0	52	551
October 2009	67	18	18	4	155	573	0	0	835
Richmond									
October 2010	323	8	320	1	194	391	5	86	1,328
October 2009	154	4	196	4	272	1,071	0	6	1,707
Surrey									
October 2010	1,242	10	6	5	766	976	0	96	3,101
October 2009	1,022	10	20	22	802	2,636	0	122	4,634
Tri-Cities									
October 2010	89	28	193	0	161	582	0	50	1,103
October 2009	144	16	146	0	142	996	0	0	1,444
University Endowment Lands									
October 2010	4	0	0	0	0	170	0	0	174
October 2009	10	0	0	0	4	137	0	180	331
Vancouver City									
October 2010	724	80	375	1	105	3,897	122	601	5,905
October 2009	416	74	131	0	186	4,730	3	495	6,035
West Vancouver									
October 2010	152	14	0	0	0	0	0	0	166
October 2009	135	12	0	0	4	33	0	0	184
White Rock									
October 2010	13	0	50	0	3	30	0	0	96
October 2009	12	0	40	0	0	44	0	0	96
Vancouver CMA									
October 2010	3,404	226	1,094	43	1,945	7,985	133	890	15,720
October 2009	2,593	186	639	37	1,949	12,410	9	808	18,631

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total**
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
October 2010	21	18	0	0	0	0	0	70	109
October 2009	6	0	0	0	0	221	0	0	227
Delta									
October 2010	10	0	0	0	9	0	1	1	21
October 2009	9	2	0	0	0	0	0	1	12
Langley									
October 2010	19	0	16	0	24	0	1	0	60
October 2009	13	0	6	0	0	120	5	0	144
Maple Ridge / Pitt Meadows									
October 2010	34	0	0	0	13	144	0	0	191
October 2009	24	0	0	0	20	0	0	0	44
New Westminster									
October 2010	1	0	0	0	0	0	0	0	1
October 2009	1	0	0	0	0	0	0	0	1
North Vancouver									
October 2010	4	2	2	0	31	85	0	0	124
October 2009	3	0	0	0	10	0	0	0	13
Richmond									
October 2010	1	0	0	2	24	163	0	0	190
October 2009	3	0	6	0	39	232	0	0	280
Surrey									
October 2010	144	0	0	0	71	68	0	12	295
October 2009	106	0	8	3	106	14	0	22	259
Tri-Cities									
October 2010	21	0	16	0	0	0	0	0	37
October 2009	4	0	6	0	6	0	0	0	16
University Endowment Lands									
October 2010	0	0	0	0	0	46	0	134	180
October 2009	0	0	0	0	9	58	0	0	67
Vancouver City									
October 2010	49	6	14	0	10	0	8	0	87
October 2009	23	2	4	0	0	57	0	0	86
West Vancouver									
October 2010	4	0	0	0	0	0	0	0	4
October 2009	2	0	0	0	0	0	0	0	2
White Rock									
October 2010	0	0	4	0	0	0	0	0	4
October 2009	1	0	0	0	0	0	0	0	1
Vancouver CMA									
October 2010	308	26	52	2	182	506	10	217	1,303
October 2009	202	4	30	3	190	702	5	23	1,159

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket
October 2010**

	Ownership						Rental		Total**
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
October 2010	48	26	0	0	11	52	0	0	137
October 2009	65	17	0	0	11	26	0	0	119
Delta									
October 2010	24	1	0	0	10	0	0	1	36
October 2009	15	1	0	0	3	6	0	4	29
Langley									
October 2010	31	2	34	1	29	61	0	0	158
October 2009	38	2	10	2	14	12	0	0	78
Maple Ridge / Pitt Meadows									
October 2010	67	0	0	0	9	89	0	0	165
October 2009	78	0	0	0	11	61	0	0	150
New Westminster									
October 2010	14	0	0	0	0	276	0	0	290
October 2009	6	0	0	0	0	6	0	0	12
North Vancouver									
October 2010	16	2	6	0	23	82	0	0	129
October 2009	28	0	0	0	6	29	0	1	64
Richmond									
October 2010	13	0	18	0	20	35	0	1	87
October 2009	45	3	46	1	13	56	0	0	164
Surrey									
October 2010	278	1	6	0	115	570	0	30	1,000
October 2009	205	4	4	3	168	197	0	57	638
Tri-Cities									
October 2010	18	1	31	0	20	88	0	0	158
October 2009	19	12	44	0	16	50	0	0	141
University Endowment Lands									
October 2010	0	0	0	0	2	50	0	123	175
October 2009	1	0	0	0	15	38	0	7	61
Vancouver City									
October 2010	115	37	4	0	59	727	2	0	944
October 2009	136	47	17	0	29	58	0	0	287
West Vancouver									
October 2010	20	0	0	0	0	11	0	0	31
October 2009	40	2	0	0	3	3	0	0	48
White Rock									
October 2010	3	0	13	0	0	12	0	0	28
October 2009	2	0	8	0	5	24	0	0	39
Vancouver CMA									
October 2010	651	70	112	1	298	2,053	2	155	3,342
October 2009	686	88	129	6	294	566	0	69	1,838

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total ¹
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
October 2010	17	13	0	0	0	1	0	0	31
October 2009	8	11	0	0	13	221	0	0	253
Delta									
October 2010	9	1	0	0	2	0	1	1	14
October 2009	16	2	0	0	0	2	0	3	23
Langley									
October 2010	16	2	14	0	23	5	1	0	61
October 2009	17	0	8	0	8	119	5	0	157
Maple Ridge / Pitt Meadows									
October 2010	24	0	0	0	15	69	0	0	108
October 2009	25	0	0	0	20	0	0	0	45
New Westminster									
October 2010	2	0	0	0	0	4	0	0	6
October 2009	6	0	0	0	0	0	0	0	6
North Vancouver									
October 2010	8	4	2	0	18	61	0	0	93
October 2009	13	2	0	0	8	19	0	0	42
Richmond									
October 2010	3	0	2	2	18	139	0	3	167
October 2009	1	0	8	0	43	186	0	0	238
Surrey									
October 2010	119	0	0	0	82	47	0	7	255
October 2009	131	1	8	6	97	40	0	31	314
Tri-Cities									
October 2010	12	1	12	0	2	8	0	0	35
October 2009	4	0	4	0	10	19	0	0	37
University Endowment Lands									
October 2010	0	0	0	0	1	8	0	11	20
October 2009	0	0	0	0	6	23	0	10	39
Vancouver City									
October 2010	30	4	14	0	0	3	7	0	58
October 2009	22	10	4	0	3	64	0	0	103
West Vancouver									
October 2010	9	0	0	0	0	1	0	0	10
October 2009	5	0	0	0	0	0	0	0	5
White Rock									
October 2010	0	0	4	0	1	0	0	0	5
October 2009	2	0	4	0	0	0	0	0	6
Vancouver CMA									
October 2010	249	25	48	2	162	346	9	22	863
October 2009	259	26	36	6	208	693	5	44	1,277

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Vancouver CMA
2000 - 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	0.0	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	0.0	-11.1	28.0	0.0	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Anmore	0	5	0	0	0	0	0	0	0	5	-100.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	5	0	0	0	0	0	0	5	5	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Central Park	2	0	0	0	0	0	51	0	53	0	n/a
Burnaby - Remainder	11	7	6	6	0	0	0	26	17	39	-56.4
Burnaby Total	19	14	6	6	0	0	51	26	76	46	65.2
Coquitlam	22	28	4	2	16	11	296	98	338	139	143.2
Delta - Tsawwassen	3	3	0	0	0	0	0	0	3	3	0.0
Delta - Ladner	9	16	0	0	0	3	0	1	9	20	-55.0
Delta - North	11	1	0	0	13	14	0	0	24	15	60.0
Delta	23	20	0	0	13	17	0	1	36	38	-5.3
Langley City	1	1	0	0	0	0	62	0	63	1	***
Langley District	21	17	2	4	49	19	16	22	88	62	41.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	16	21	0	0	20	0	0	1	36	22	63.6
New Westminster	6	7	0	0	0	0	0	0	6	7	-14.3
North Vancouver City	3	3	0	4	0	0	8	0	11	7	57.1
North Vancouver DM	6	10	0	6	0	3	0	0	6	19	-68.4
Pitt Meadows	0	4	0	0	0	0	0	0	0	4	-100.0
Port Coquitlam	2	0	0	0	0	0	2	2	4	2	100.0
Port Moody	2	1	0	0	0	0	0	0	2	1	100.0
Richmond	35	23	2	12	11	14	22	37	70	86	-18.6
Surrey - South	38	22	0	0	33	83	0	0	71	105	-32.4
Surrey - Cloverdale	31	73	0	0	6	41	6	14	43	128	-66.4
Surrey - North	59	91	4	0	13	47	77	3	153	141	8.5
Surrey - Guildford	1	1	0	0	13	0	0	0	14	1	***
Surrey - Whalley	18	8	0	0	12	0	0	0	30	8	***
Surrey Total	147	195	4	0	77	171	83	17	311	383	-18.8
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	253	0	253	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	2	0	2	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	1	3	0	0	0	0	0	0	1	3	-66.7
Vancouver - Marpole	4	4	0	0	0	0	4	0	8	4	100.0
Vancouver - Eastside	20	15	0	0	0	10	22	11	42	36	16.7
Vancouver - Mt. Pleasant	1	0	0	0	3	0	0	0	4	0	n/a
Vancouver - Strath/Grand	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - Westside	46	10	0	0	18	0	6	0	70	10	***
Vancouver Total	74	32	0	0	21	10	287	11	382	53	***
West Vancouver	8	10	0	0	0	0	0	0	8	10	-20.0
White Rock	3	3	0	0	3	0	4	0	10	3	***
Vancouver CMA	388	398	18	34	210	245	831	215	1,447	892	62.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	26	9	0	0	0	0	0	0	26	9	188.9
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	13	13	0	0	0	0	6	2	19	15	26.7
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	52	24	4	2	4	40	26	9	86	75	14.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	43	15	12	6	12	4	37	0	104	25	316
Burnaby - Central Park	29	6	12	8	26	0	149	130	216	144	50.0
Burnaby - Remainder	107	55	74	30	33	25	357	240	571	350	63.1
Burnaby Total	231	102	102	46	75	69	569	379	977	596	63.9
Coquitlam	147	136	28	12	135	92	738	124	1,048	364	187.9
Delta - Tsawwassen	15	6	0	2	0	0	55	0	70	8	775
Delta - Ladner	48	34	6	0	0	3	27	4	81	41	97.6
Delta - North	83	67	6	0	139	62	0	52	228	181	26.0
Delta	146	107	12	2	139	65	82	56	379	230	64.8
Langley City	3	2	0	0	0	36	167	98	170	136	25.0
Langley District	195	130	2	4	337	100	168	212	702	446	57.4
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	254	152	4	8	105	96	21	2	384	258	48.8
New Westminster	101	38	4	0	10	0	129	158	244	196	24.5
North Vancouver City	6	11	16	6	8	11	218	8	248	36	580
North Vancouver DM	65	43	2	50	20	63	129	47	216	203	6.4
Pitt Meadows	14	11	0	12	0	8	0	0	14	31	-54.8
Port Coquitlam	6	4	4	0	42	60	54	16	106	80	32.5
Port Moody	14	7	0	0	21	0	0	0	35	7	400
Richmond	259	101	48	22	199	157	703	311	1,209	591	104.6
Surrey - South	407	161	42	38	246	342	14	8	709	549	29.1
Surrey - Cloverdale	526	347	4	4	118	94	130	191	778	636	22.3
Surrey - North	675	418	24	0	315	109	274	85	1,288	612	110.5
Surrey - Guildford	13	3	0	0	26	0	0	0	39	3	1200
Surrey - Whalley	122	66	2	0	12	21	108	0	244	87	180.5
Surrey Total	1,743	995	72	42	717	566	526	284	3,058	1,887	62.1
University Endowment Lands	2	5	0	0	0	0	170	137	172	142	21.1
Vancouver - West End	0	0	0	0	0	0	0	225	0	225	-100.0
Vancouver - Downtown	0	0	0	0	0	0	683	261	683	261	161.7
Vancouver - Kitsilano	5	1	6	4	15	0	2	47	28	52	-46.2
Vancouver - False Creek	1	0	2	2	0	0	124	0	127	2	6350
Vancouver - Granville/Oak	5	3	2	0	0	0	51	0	58	3	1900
Vancouver - Kerrisdale	39	22	0	0	0	0	12	33	51	55	-7.3
Vancouver - Marpole	49	17	6	4	0	0	28	2	83	23	260
Vancouver - Eastside	326	160	32	36	29	13	521	81	908	290	210
Vancouver - Mt. Pleasant	2	2	14	14	3	16	772	9	791	41	1900
Vancouver - Strath/Grand	5	2	4	2	0	10	257	92	266	106	150.9
Vancouver - Westside	235	91	2	6	42	14	135	4	414	115	260
Vancouver Total	667	298	68	68	89	53	2,585	754	3,409	1,173	190.6
West Vancouver	83	42	2	0	0	0	0	0	85	42	102.4
White Rock	7	9	0	0	3	0	71	82	81	91	-11.0
Vancouver CMA	3,984	2,218	364	272	1,900	1,376	6,336	2,670	12,584	6,536	92.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	51	0	0	0
Burnaby - Remainder	0	0	0	0	0	26	0	0
Burnaby Total	0	0	0	0	51	26	0	0
Coquitlam	16	11	0	0	296	98	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	3	0	0	0	0	0	1
Delta - North	13	14	0	0	0	0	0	0
Delta	13	17	0	0	0	0	0	1
Langley City	0	0	0	0	62	0	0	0
Langley District	49	19	0	0	16	22	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	0	0	0	0	0	0	1
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	8	0	0	0
North Vancouver DM	0	3	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	2	2	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	11	14	0	0	22	37	0	0
Surrey - South	33	83	0	0	0	0	0	0
Surrey - Cloverdale	6	41	0	0	0	2	6	12
Surrey - North	13	47	0	0	71	0	6	3
Surrey - Guildford	13	0	0	0	0	0	0	0
Surrey - Whalley	12	0	0	0	0	0	0	0
Surrey Total	77	171	0	0	71	2	12	15
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	253	0	0	0
Vancouver - Kitsilano	0	0	0	0	2	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	4	0	0	0
Vancouver - Eastside	0	10	0	0	22	8	0	3
Vancouver - Mt. Pleasant	3	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	18	0	0	0	6	0	0	0
Vancouver Total	21	10	0	0	287	8	0	3
West Vancouver	0	0	0	0	0	0	0	0
White Rock	3	0	0	0	4	0	0	0
Vancouver CMA	210	245	0	0	819	195	12	20

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	2	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	40	0	0	26	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	4	0	0	37	0	0	0
Burnaby - Central Park	26	0	0	0	149	130	0	0
Burnaby - Remainder	33	20	0	5	287	240	70	0
Burnaby Total	75	64	0	5	499	379	70	0
Coquitlam	135	92	0	0	688	124	50	0
Delta - Tsawwassen	0	0	0	0	55	0	0	0
Delta - Ladner	0	3	0	0	24	0	3	4
Delta - North	139	62	0	0	0	51	0	1
Delta	139	65	0	0	79	51	3	5
Langley City	0	36	0	0	167	98	0	0
Langley District	337	100	0	0	168	212	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	105	91	0	0	21	0	0	2
New Westminster	10	0	0	0	129	158	0	0
North Vancouver City	8	11	0	0	166	8	52	0
North Vancouver DM	20	63	0	0	129	47	0	0
Pitt Meadows	0	8	0	0	0	0	0	0
Port Coquitlam	42	60	0	0	54	16	0	0
Port Moody	21	0	0	0	0	0	0	0
Richmond	199	157	0	0	619	311	84	0
Surrey - South	246	342	0	0	0	0	14	8
Surrey - Cloverdale	118	94	0	0	20	100	110	91
Surrey - North	315	109	0	0	240	66	34	19
Surrey - Guildford	26	0	0	0	0	0	0	0
Surrey - Whalley	12	21	0	0	108	0	0	0
Surrey Total	717	566	0	0	368	166	158	118
University Endowment Lands	0	0	0	0	170	91	0	46
Vancouver - West End	0	0	0	0	0	225	0	0
Vancouver - Downtown	0	0	0	0	479	156	204	105
Vancouver - Kitsilano	15	0	0	0	2	47	0	0
Vancouver - False Creek	0	0	0	0	124	0	0	0
Vancouver - Granville/Oak	0	0	0	0	51	0	0	0
Vancouver - Kerrisdale	0	0	0	0	12	33	0	0
Vancouver - Marpole	0	0	0	0	28	2	0	0
Vancouver - Eastside	29	13	0	0	492	78	29	3
Vancouver - Mt. Pleasant	3	16	0	0	772	9	0	0
Vancouver - Strath/Grand	0	10	0	0	128	12	129	80
Vancouver - Westside	42	14	0	0	84	4	51	0
Vancouver Total	89	53	0	0	2,172	566	413	188
West Vancouver	0	0	0	0	0	0	0	0
White Rock	3	0	0	0	71	82	0	0
Vancouver CMA	1,900	1,366	0	5	5,504	2,311	832	359

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Anmore	0	5	0	0	0	0	0	5
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	5	0	0	0	0	5	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	2	0	0	0	0	1	2
Burnaby - Central Park	2	0	51	0	0	0	53	0
Burnaby - Remainder	17	13	0	26	0	0	17	39
Burnaby Total	25	20	51	26	0	0	76	46
Coquitlam	60	58	278	81	0	0	338	139
Delta - Tsawwassen	3	3	0	0	0	0	3	3
Delta - Ladner	8	16	0	3	1	1	9	20
Delta - North	11	1	13	14	0	0	24	15
Delta	22	20	13	17	1	1	36	38
Langley City	1	1	62	0	0	0	63	1
Langley District	37	43	49	19	2	0	88	62
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	16	21	20	0	0	1	36	22
New Westminster	6	7	0	0	0	0	6	7
North Vancouver City	11	7	0	0	0	0	11	7
North Vancouver DM	6	10	0	9	0	0	6	19
Pitt Meadows	0	4	0	0	0	0	0	4
Port Coquitlam	4	2	0	0	0	0	4	2
Port Moody	2	1	0	0	0	0	2	1
Richmond	54	53	11	33	5	0	70	86
Surrey - South	38	22	33	83	0	0	71	105
Surrey - Cloverdale	31	75	6	41	6	12	43	128
Surrey - North	59	91	88	47	6	3	153	141
Surrey - Guildford	1	1	13	0	0	0	14	1
Surrey - Whalley	18	8	12	0	0	0	30	8
Surrey Total	147	197	152	171	12	15	311	383
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	253	0	0	0	253	0
Vancouver - Kitsilano	2	0	0	0	0	0	2	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	3	0	0	1	0	1	3
Vancouver - Marpole	8	4	0	0	0	0	8	4
Vancouver - Eastside	36	23	0	10	6	3	42	36
Vancouver - Mt. Pleasant	1	0	3	0	0	0	4	0
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	39	10	18	0	13	0	70	10
Vancouver Total	88	40	274	10	20	3	382	53
West Vancouver	8	10	0	0	0	0	8	10
White Rock	7	3	3	0	0	0	10	3
Vancouver CMA	494	506	913	366	40	20	1,447	892

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2010

Submarket	Freehold		Condominium		Rental		Total ^a	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	26	9	0	0	0	0	26	9
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	17	15	0	0	2	0	19	15
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	56	26	30	49	0	0	86	75
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	55	21	49	4	0	0	104	25
Burnaby - Central Park	41	14	175	130	0	0	216	144
Burnaby - Remainder	181	85	320	260	70	5	571	350
Burnaby Total	333	148	574	443	70	5	977	596
Coquitlam	337	205	661	159	50	0	1,048	364
Delta - Tsawwassen	15	8	55	0	0	0	70	8
Delta - Ladner	47	34	28	3	6	4	81	41
Delta - North	82	67	145	113	1	1	228	181
Delta	144	109	228	116	7	5	379	230
Langley City	3	2	167	134	0	0	170	136
Langley District	354	206	337	226	11	14	702	446
Lion's Bay	2	1	0	0	0	0	2	1
Maple Ridge	253	152	130	99	1	2	384	258
New Westminster	74	32	170	164	0	0	244	196
North Vancouver City	50	25	146	11	52	0	248	36
North Vancouver DM	65	39	151	164	0	0	216	203
Pitt Meadows	14	11	0	20	0	0	14	31
Port Coquitlam	46	25	60	55	0	0	106	80
Port Moody	14	7	21	0	0	0	35	7
Richmond	484	245	636	346	89	0	1,209	591
Surrey - South	402	160	293	381	14	8	709	549
Surrey - Cloverdale	546	379	122	166	110	91	778	636
Surrey - North	677	418	577	175	34	19	1,288	612
Surrey - Guildford	13	3	26	0	0	0	39	3
Surrey - Whalley	124	66	120	21	0	0	244	87
Surrey Total	1,762	1,026	1,138	743	158	118	3,058	1,887
University Endowment Lands	2	5	170	91	0	46	172	142
Vancouver - West End	0	0	0	225	0	0	0	225
Vancouver - Downtown	0	0	479	156	204	105	683	261
Vancouver - Kitsilano	13	5	15	47	0	0	28	52
Vancouver - False Creek	3	2	124	0	0	0	127	2
Vancouver - Granville/Oak	5	3	49	0	4	0	58	3
Vancouver - Kerrisdale	47	22	0	33	4	0	51	55
Vancouver - Marpole	74	23	0	0	9	0	83	23
Vancouver - Eastside	497	274	322	10	89	6	908	290
Vancouver - Mt. Pleasant	15	16	775	25	1	0	791	41
Vancouver - Strath/Grand	137	4	0	22	129	80	266	106
Vancouver - Westside	246	99	62	16	106	0	414	115
Vancouver Total	1,037	448	1,826	534	546	191	3,409	1,173
West Vancouver	85	42	0	0	0	0	85	42
White Rock	57	47	24	44	0	0	81	91
Vancouver CMA	5,159	2,801	6,439	3,349	986	381	12,584	6,536

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Anmore	0	2	0	0	0	0	0	0	0	2	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	5	0	0	0	0	0	0	0	5	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	1	0	0	0	0	0	0	6	1	500
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	221	0	221	-100.0
Burnaby - South & East	6	1	2	0	0	0	0	0	8	1	700
Burnaby - Central Park	1	1	6	0	0	0	0	0	7	1	600
Burnaby - Remainder	8	3	10	0	0	0	70	0	88	3	2933
Burnaby Total	21	6	18	0	0	0	70	221	109	227	-52.0
Coquitlam	21	1	0	0	0	6	16	6	37	13	184.6
Delta - Tsawwassen	3	3	0	2	0	0	0	0	3	5	-40.0
Delta - Ladner	8	6	6	0	3	0	1	1	18	7	157.1
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	11	9	6	2	3	0	1	1	21	12	75.0
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	20	18	0	0	24	0	16	126	60	144	-58.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	31	24	6	0	7	0	0	0	44	24	83.3
New Westminster	1	1	0	0	0	0	0	0	1	1	0.0
North Vancouver City	2	0	2	0	15	0	87	0	106	0	n/a
North Vancouver DM	2	3	0	10	16	0	0	0	18	13	38.5
Pitt Meadows	3	0	0	12	0	8	144	0	147	20	735
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	0	3	0	0	0	0	0	0	0	3	-100.0
Richmond	3	3	8	4	16	35	163	238	190	280	-32.1
Surrey - South	30	30	4	0	33	21	3	1	70	52	34.6
Surrey - Cloverdale	46	28	0	0	0	26	75	38	121	92	31.5
Surrey - North	59	47	0	6	34	32	2	5	95	90	5.6
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	8	4	0	0	0	21	0	0	8	25	-68.0
Surrey Total	144	109	4	6	67	100	80	44	295	259	13.9
University Endowment Lands	0	0	0	2	0	7	180	58	180	67	168.7
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	1	0	0	0	0	0	0	2	1	100.0
Vancouver - Kerrisdale	0	8	0	0	0	0	0	0	0	8	-100.0
Vancouver - Marpole	5	7	0	0	0	0	0	2	5	9	-44.4
Vancouver - Eastside	3	5	0	0	0	0	0	2	3	7	-57.1
Vancouver - Mt. Pleasant	0	0	4	2	0	0	0	0	4	2	100.0
Vancouver - Strath/Grand	0	1	0	0	10	0	0	57	10	58	-82.8
Vancouver - Westside	47	0	2	0	0	0	14	0	63	0	n/a
Vancouver Total	57	23	6	2	10	0	14	61	87	86	1.2
West Vancouver	4	2	0	0	0	0	0	0	4	2	100.0
White Rock	0	1	0	0	0	0	4	0	4	1	300
Vancouver CMA	320	210	50	38	158	156	775	755	1,303	1,159	12.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	9	16	0	0	0	0	0	0	9	16	-43.8
Belcarra	2	2	0	0	0	0	0	0	2	2	0.0
Bowen Island	15	24	0	0	0	0	4	2	19	26	-26.9
Burnaby - Mountain	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - North	41	48	6	8	20	5	248	162	315	223	41.3
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	221	0	223	-100.0
Burnaby - South & East	28	20	16	12	4	47	71	273	119	352	-66.2
Burnaby - Central Park	8	13	22	4	0	48	130	0	160	65	146.2
Burnaby - Remainder	53	61	46	48	13	106	146	440	258	655	-60.6
Burnaby Total	133	144	90	72	37	206	595	1,096	855	1,518	-43.7
Coquitlam	192	75	12	68	145	195	733	612	1,082	950	13.9
Delta - Tsawwassen	17	15	0	2	0	0	0	1	17	18	-5.6
Delta - Ladner	58	51	8	0	3	0	6	10	75	61	23.0
Delta - North	53	86	0	16	53	129	52	3	158	234	-32.5
Delta	128	152	8	18	56	129	58	14	250	313	-20.1
Langley City	1	2	0	0	0	0	62	101	63	103	-38.8
Langley District	176	312	12	18	195	49	282	240	665	619	7.4
Lion's Bay	1	4	0	0	0	0	0	0	1	4	-75.0
Maple Ridge	259	215	26	12	31	10	1	195	317	432	-26.6
New Westminster	55	29	0	4	0	4	592	490	647	527	22.8
North Vancouver City	9	20	20	6	35	6	488	75	552	107	---
North Vancouver DM	49	68	40	10	79	0	47	167	215	245	-12.2
Pitt Meadows	13	23	0	14	0	8	144	70	157	115	36.5
Port Coquitlam	4	9	2	2	55	47	92	175	153	233	-34.3
Port Moody	5	17	0	0	0	0	0	355	5	372	-98.7
Richmond	93	130	42	50	262	145	994	921	1,391	1,246	11.6
Surrey - South	361	172	86	36	341	196	475	183	1,263	587	115.2
Surrey - Cloverdale	545	320	6	4	146	299	596	391	1,293	1,014	27.5
Surrey - North	630	454	12	36	237	203	159	258	1,038	951	9.1
Surrey - Guildford	6	5	0	0	0	0	64	0	70	5	---
Surrey - Whalley	77	63	0	4	35	240	568	589	680	896	-24.1
Surrey Total	1,619	1,014	104	80	759	938	1,862	1,421	4,344	3,453	25.8
University Endowment Lands	7	2	4	14	0	62	271	170	282	248	13.7
Vancouver - West End	0	0	0	0	0	0	319	20	319	20	---
Vancouver - Downtown	0	0	0	2	4	32	511	1,137	515	1,171	-56.0
Vancouver - Kitsilano	1	11	4	0	0	0	251	45	256	56	---
Vancouver - False Creek	0	1	0	0	56	10	1,059	0	1,115	11	---
Vancouver - Granville/Oak	6	2	0	16	0	6	21	212	27	236	-88.6
Vancouver - Kerrisdale	18	40	0	0	0	9	35	59	53	108	-50.9
Vancouver - Marpole	24	36	8	16	0	10	2	4	34	66	-48.5
Vancouver - Eastside	140	159	30	34	16	10	90	242	276	445	-38.0
Vancouver - Mt. Pleasant	2	5	14	31	30	0	6	254	52	290	-82.1
Vancouver - Strath/Grand	1	5	2	8	10	3	12	100	25	116	-78.4
Vancouver - Westside	95	135	6	0	48	53	16	94	165	282	-41.5
Vancouver Total	287	394	64	107	164	133	2,322	2,167	2,837	2,801	1.3
West Vancouver	62	83	0	2	0	4	8	0	70	89	-21.3
White Rock	13	6	0	2	0	5	81	44	94	57	64.9
Vancouver CMA	3,132	2,741	424	479	1,818	1,941	8,636	8,315	14,010	13,476	4.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	221	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	70	0
Burnaby Total	0	0	0	0	0	221	70	0
Coquitlam	0	6	0	0	16	6	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	3	0	0	0	0	0	1	1
Delta - North	0	0	0	0	0	0	0	0
Delta	3	0	0	0	0	0	1	1
Langley City	0	0	0	0	0	0	0	0
Langley District	24	0	0	0	16	126	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	7	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	15	0	0	0	87	0	0	0
North Vancouver DM	16	0	0	0	0	0	0	0
Pitt Meadows	0	8	0	0	144	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	16	35	0	0	163	238	0	0
Surrey - South	33	21	0	0	0	0	3	1
Surrey - Cloverdale	0	26	0	0	68	22	7	16
Surrey - North	34	32	0	0	0	0	2	5
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	21	0	0	0	0	0	0
Surrey Total	67	100	0	0	68	22	12	22
University Endowment Lands	0	7	0	0	46	58	134	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	2	0	0
Vancouver - Eastside	0	0	0	0	0	2	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	10	0	0	0	0	57	0	0
Vancouver - Westside	0	0	0	0	14	0	0	0
Vancouver Total	10	0	0	0	14	61	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	0	0	0
Vancouver CMA	158	156	0	0	558	732	217	23

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	20	5	0	0	248	162	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	221	0	0
Burnaby - South & East	4	47	0	0	71	273	0	0
Burnaby - Central Park	0	48	0	0	130	0	0	0
Burnaby - Remainder	8	106	5	0	76	440	70	0
Burnaby Total	32	206	5	0	525	1,096	70	0
Coquitlam	145	195	0	0	733	546	0	66
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	3	0	0	0	0	0	6	10
Delta - North	53	129	0	0	51	0	1	3
Delta	56	129	0	0	51	0	7	14
Langley City	0	0	0	0	62	101	0	0
Langley District	195	49	0	0	282	240	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	31	10	0	0	0	195	1	0
New Westminster	0	4	0	0	592	490	0	0
North Vancouver City	35	6	0	0	463	73	25	2
North Vancouver DM	79	0	0	0	47	135	0	32
Pitt Meadows	0	8	0	0	144	70	0	0
Port Coquitlam	55	47	0	0	92	174	0	1
Port Moody	0	0	0	0	0	355	0	0
Richmond	262	142	0	3	990	921	4	0
Surrey - South	341	196	0	0	458	180	17	3
Surrey - Cloverdale	146	299	0	0	452	281	144	110
Surrey - North	237	203	0	0	119	150	40	108
Surrey - Guildford	0	0	0	0	64	0	0	0
Surrey - Whalley	35	224	0	16	568	589	0	0
Surrey Total	759	922	0	16	1,661	1,200	201	221
University Endowment Lands	0	62	0	0	137	93	134	77
Vancouver - West End	0	0	0	0	319	20	0	0
Vancouver - Downtown	4	26	0	6	511	865	0	272
Vancouver - Kitsilano	0	0	0	0	251	45	0	0
Vancouver - False Creek	56	10	0	0	877	0	182	0
Vancouver - Granville/Oak	0	6	0	0	21	212	0	0
Vancouver - Kerrisdale	0	9	0	0	35	59	0	0
Vancouver - Marpole	0	10	0	0	2	4	0	0
Vancouver - Eastside	16	10	0	0	90	234	0	8
Vancouver - Mt. Pleasant	30	0	0	0	6	254	0	0
Vancouver - Strath/Grand	10	3	0	0	12	100	0	0
Vancouver - Westside	48	53	0	0	16	94	0	0
Vancouver Total	164	127	0	6	2,140	1,887	182	280
West Vancouver	0	4	0	0	8	0	0	0
White Rock	0	5	0	0	81	44	0	0
Vancouver CMA	1,813	1,916	5	25	8,012	7,622	624	693

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2010

Submarket	Freehold		Condominium		Rental		Total ^a	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Anmore	0	2	0	0	0	0	0	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	5	0	0	0	0	0	5
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	1	0	0	0	0	6	1
Burnaby - Lougheed Mall	0	0	0	221	0	0	0	221
Burnaby - South & East	8	1	0	0	0	0	8	1
Burnaby - Central Park	7	1	0	0	0	0	7	1
Burnaby - Remainder	18	3	0	0	70	0	88	3
Burnaby Total	39	6	0	221	70	0	109	227
Coquitlam	37	7	0	6	0	0	37	13
Delta - Tsawwassen	3	5	0	0	0	0	3	5
Delta - Ladner	7	6	9	0	2	1	18	7
Delta - North	0	0	0	0	0	0	0	0
Delta	10	11	9	0	2	1	21	12
Langley City	0	0	0	0	0	0	0	0
Langley District	35	19	24	120	1	5	60	144
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	31	24	13	0	0	0	44	24
New Westminster	1	1	0	0	0	0	1	1
North Vancouver City	6	0	100	0	0	0	106	0
North Vancouver DM	2	3	16	10	0	0	18	13
Pitt Meadows	3	0	144	20	0	0	147	20
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	3	0	0	0	0	0	3
Richmond	1	9	189	271	0	0	190	280
Surrey - South	30	27	37	24	3	1	70	52
Surrey - Cloverdale	46	36	68	40	7	16	121	92
Surrey - North	59	47	34	38	2	5	95	90
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	8	4	0	21	0	0	8	25
Surrey Total	144	114	139	123	12	22	295	259
University Endowment Lands	0	0	46	67	134	0	180	67
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	0	0	2	0	2	1
Vancouver - Kerrisdale	0	8	0	0	0	0	0	8
Vancouver - Marpole	4	9	0	0	1	0	5	9
Vancouver - Eastside	3	7	0	0	0	0	3	7
Vancouver - Mt. Pleasant	4	2	0	0	0	0	4	2
Vancouver - Strath/Grand	0	1	10	57	0	0	10	58
Vancouver - Westside	58	0	0	0	5	0	63	0
Vancouver Total	69	29	10	57	8	0	87	86
West Vancouver	4	2	0	0	0	0	4	2
White Rock	4	1	0	0	0	0	4	1
Vancouver CMA	386	236	690	895	227	23	1,303	1,159

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,500,000	1,573,308
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,500,000	1,454,636
Belcarra													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Bowen Island													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	2	14.3	1	7.1	11	78.6	14	800,000	817,857
Year-to-date 2009	0	0.0	1	3.8	4	15.4	7	26.9	14	53.8	26	800,000	799,769
Burnaby													
October 2010	0	0.0	1	5.9	1	5.9	1	5.9	14	82.4	17	828,000	908,859
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2010	0	0.0	1	0.7	1	0.7	14	10.4	119	88.1	135	889,900	954,495
Year-to-date 2009	0	0.0	0	0.0	1	0.7	40	26.8	108	72.5	149	799,000	876,945
Coquitlam													
October 2010	0	0.0	0	0.0	0	0.0	5	41.7	7	58.3	12	764,500	744,726
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	15	8.1	93	50.3	77	41.6	185	689,900	763,695
Year-to-date 2009	0	0.0	0	0.0	0	0.0	39	54.2	33	45.8	72	735,000	809,849
Delta													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
October 2009	0	0.0	0	0.0	0	0.0	8	50.0	8	50.0	16	764,500	885,188
Year-to-date 2010	0	0.0	1	0.8	12	10.0	39	32.5	68	56.7	120	750,000	812,037
Year-to-date 2009	0	0.0	0	0.0	26	16.6	84	53.5	47	29.9	157	681,450	724,404
Langley City													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Langley District													
October 2010	0	0.0	1	6.3	1	6.3	6	37.5	8	50.0	16	819,100	863,206
October 2009	0	0.0	2	11.8	6	35.3	5	29.4	4	23.5	17	609,000	902,224
Year-to-date 2010	0	0.0	2	1.2	48	29.4	59	36.2	54	33.1	163	669,000	789,634
Year-to-date 2009	6	1.5	41	10.2	172	42.8	129	32.1	54	13.4	402	599,000	665,246

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Maple Ridge													
October 2010	0	0.0	2	8.3	8	33.3	14	58.3	0	0.0	24	609,500	599,258
October 2009	0	0.0	9	39.1	9	39.1	5	21.7	0	0.0	23	539,000	541,957
Year-to-date 2010	0	0.0	61	24.3	120	47.8	61	24.3	9	3.6	251	569,000	570,684
Year-to-date 2009	4	1.6	73	29.4	99	39.9	70	28.2	2	0.8	248	559,900	562,414
New Westminster													
October 2010	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
October 2009	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	6	--	--
Year-to-date 2010	0	0.0	5	10.4	14	29.2	24	50.0	5	10.4	48	628,000	646,325
Year-to-date 2009	0	0.0	0	0.0	10	31.3	17	53.1	5	15.6	32	648,500	667,975
North Vancouver City													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,119,500	1,174,250
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,260,000	1,223,629
North Vancouver DM													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,350,000	1,571,700
Year-to-date 2010	1	2.2	0	0.0	0	0.0	1	2.2	44	95.7	46	1,532,000	1,582,265
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	74	100.0	74	1,560,000	1,548,473
Pitt Meadows													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	1	11.1	2	22.2	6	66.7	0	0.0	9	--	--
Year-to-date 2009	0	0.0	7	20.0	25	71.4	2	5.7	1	2.9	35	530,900	538,426
Port Coquitlam													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	2	11.8	11	64.7	4	23.5	17	640,000	688,559
Port Moody													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2009	0	0.0	4	14.8	0	0.0	1	3.7	22	81.5	27	850,000	909,593
Richmond													
October 2010	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	3	2.5	14	11.8	102	85.7	119	1,000,000	1,171,924
Year-to-date 2009	0	0.0	0	0.0	2	1.4	23	15.5	123	83.1	148	1,000,000	1,098,513

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
October 2010	0	0.0	4	3.4	43	36.1	44	37.0	28	23.5	119	630,000	690,342
October 2009	0	0.0	9	6.6	76	55.5	29	21.2	23	16.8	137	562,000	647,870
Year-to-date 2010	1	0.1	70	4.7	631	42.1	476	31.7	322	21.5	1,500	609,000	675,317
Year-to-date 2009	5	0.4	83	6.9	480	39.7	326	27.0	315	26.1	1,209	619,000	701,241
University Endowment Lands													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	2,891,500	2,711,459
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	2,035,000	1,944,632
Year-to-date 2010	0	0.0	1	0.4	4	1.4	9	3.2	271	95.1	285	1,232,500	1,767,956
Year-to-date 2009	0	0.0	0	0.0	3	0.7	24	5.5	412	93.8	439	1,389,000	1,602,395
West Vancouver													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	54	100.0	54	3,220,000	3,636,065
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	66	100.0	66	2,584,000	2,786,604
White Rock													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	1,150,000	1,349,892
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Vancouver CMA													
October 2010	0	0.0	9	3.6	55	22.2	72	29.0	112	45.2	248	719,000	1,065,548
October 2009	0	0.0	21	8.0	97	36.7	50	18.9	96	36.4	264	649,000	874,598
Year-to-date 2010	2	0.1	142	4.8	853	28.6	802	26.8	1,188	39.8	2,987	689,000	905,085
Year-to-date 2009	15	0.5	209	6.6	825	26.2	776	24.7	1,323	42.0	3,148	699,000	916,516

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2010**

Submarket	Oct 2010	Oct 2009	% Change	YTD 2010	YTD 2009	% Change
Anmore	--	--	n/a	1,573,308	1,454,636	8.2
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	817,857	799,769	2.3
Burnaby Total	908,859	--	n/a	954,495	876,945	8.8
Coquitlam	744,726	--	n/a	763,695	809,849	-5.7
Delta	--	885,188	n/a	812,037	724,404	12.1
Langley City	--	--	n/a	--	--	n/a
Langley District	863,206	902,224	-4.3	789,634	665,246	18.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	599,258	541,957	10.6	570,684	562,414	1.5
New Westminster	--	--	n/a	646,325	667,975	-3.2
North Vancouver City	--	--	n/a	1,174,250	1,223,629	-4.0
North Vancouver DM	--	1,571,700	n/a	1,582,265	1,548,473	2.2
Pitt Meadows	--	--	n/a	--	538,426	n/a
Port Coquitlam	--	--	n/a	--	688,559	n/a
Port Moody	--	--	n/a	--	909,593	n/a
Richmond	--	--	n/a	1,171,924	1,098,513	6.7
Surrey Total	690,342	647,870	6.6	675,317	701,241	-3.7
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,711,459	1,944,632	39.4	1,767,956	1,602,395	10.3
West Vancouver	--	--	n/a	3,636,065	2,786,604	30.5
White Rock	--	--	n/a	1,349,892	--	n/a
Vancouver CMA	1,065,548	874,598	21.8	905,085	916,516	-1.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
October 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April	1,191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074
	May	1,413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
	June	1,677	5,983	28%	819,235	802	2,227	36%	489,741	1,791	5,042	36%	383,725
	July	1,626	5,659	29%	824,437	792	1,996	40%	486,564	1,709	4,675	37%	400,823
	August	1,378	5,373	26%	890,087	612	1,917	32%	484,976	1,465	4,647	32%	392,501
	September	1,432	5,625	25%	872,115	647	1,948	33%	509,601	1,490	5,023	30%	409,068
	October	1,493	5,187	29%	913,938	611	1,777	34%	523,541	1,607	5,120	31%	429,777
	November	1,175	4,621	25%	903,496	523	1,651	32%	505,135	1,396	4,767	29%	426,059
	December	906	3,711	24%	952,927	461	1,305	35%	510,130	1,154	3,918	29%	418,096
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1,344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1,372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1,243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1,141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924
	July	911	7,075	13%	941,275	368	2,443	15%	529,253	979	6,913	14%	443,100
	August	898	6,572	14%	999,407	374	2,356	16%	551,035	936	6,493	14%	430,598
	September	870	6,489	13%	1,016,324	384	2,381	16%	534,085	972	6,531	15%	430,712
	October	979	5,829	17%	1,058,578	377	2,184	17%	519,187	988	6,062	16%	441,696
	November												
	December												
	Q3 2009	4,436	5,552	27%	860,222	2,051	1,954	35%	493,357	3,875	4,782	33%	400,843
	Q3 2010	2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
	YTD 2009	11,995	5,842	21%	840,932	5,469	2,202	26%	484,207	12,689	5,281	25%	390,889
	YTD 2010	10,451	6,177	17%	987,115	4,515	2,181	21%	539,200	11,203	6,386	18%	433,379

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock.

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
Third Quarter 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2009	Q1	1,785	6,073	10%	776,142	745	2,442	10%	441,660	1,990	5,848	11%	356,112
	Q2	4,281	6,118	23%	822,497	2,062	2,352	29%	478,822	4,428	5,265	28%	381,920
	Q3	4,436	5,552	27%	860,222	2,051	1,954	35%	493,357	4,664	4,782	33%	400,843
	Q4	4,681	5,672	27%	841,899	2,206	2,047	36%	487,278	4,965	4,788	35%	392,200
2010	Q1	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q2	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q3	2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
	Q4												
YTD 2009		10,502	5,914	20%	830,553	4,858	2,249	25%	479,259	11,082	5,298	24%	385,250
YTD 2010		9,472	6,216	17%	979,728	4,138	2,181	22%	541,023	10,215	6,422	18%	432,575

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
October 2010

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.7	112.0	1,230	5.2	66.1	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.8	66.1	821
	March	613	4.50	5.55	114.9	112.6	1,222	6.2	66.2	816
	April	596	3.90	5.25	113.5	112.6	1,228	6.6	66.6	815
	May	596	3.90	5.25	114.0	113.3	1,232	6.9	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,239	7.1	67.3	809
	July	631	3.75	5.85	114.3	112.9	1,237	7.2	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,235	7.4	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,238	7.2	66.9	818
	October	630	3.80	5.84	116.9	112.7	1,238	7.4	67.0	827
	November	616	3.60	5.59	117.2	113.1	1,240	7.4	66.9	823
	December	610	3.60	5.49	118.0	112.7	1,238	7.7	66.9	824
2010	January	610	3.60	5.49	118.5	113.1	1,241	7.8	67.0	823
	February	604	3.60	5.39	119.2	113.9	1,241	7.7	66.8	826
	March	631	3.60	5.85	119.8	113.6	1,238	7.8	66.5	826
	April	655	3.80	6.25	120.3	114.2	1,238	7.5	66.2	828
	May	639	3.70	5.99	120.6	114.6	1,239	7.5	66.2	838
	June	633	3.60	5.89	120.4	114.5	1,245	7.5	66.3	842
	July	627	3.50	5.79	119.4	115.7	1,251	7.5	66.5	846
	August	604	3.30	5.39	119.5	115.7	1,260	7.4	66.7	848
	September	604	3.30	5.39	119.0	115.6	1,268	7.3	66.9	850
	October	598	3.20	5.29		116.1	1,273	7.3	67.1	852
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- | | |
|-----|---|
| n/a | Not applicable |
| ∑ | Totals may not add up due to co-operatives and unknown market types |
| ± | Percent change > 200% |
| - | Nil |
| .. | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

Table 1: Housing Activity Summary of Abbotsford CMA
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2010	29	0	12	0	24	0	2	0	67
October 2009	32	0	16	0	4	0	0	0	52
% Change	-9.4	n/a	-25.0	n/a	**	n/a	n/a	n/a	28.8
Year-to-date 2010	301	0	76	3	34	0	4	0	418
Year-to-date 2009	149	0	68	2	23	56	0	0	298
% Change	102.0	n/a	11.8	50.0	47.8	-100.0	n/a	n/a	40.3
UNDER CONSTRUCTION									
October 2010	201	0	78	3	55	0	4	0	341
October 2009	173	0	68	21	47	391	0	0	700
% Change	16.2	n/a	14.7	-85.7	17.0	-100.0	n/a	n/a	-51.3
COMPLETIONS									
October 2010	51	0	4	0	0	0	0	0	55
October 2009	35	0	0	0	0	0	0	0	35
% Change	45.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	57.1
Year-to-date 2010	266	0	64	17	23	293	1	0	664
Year-to-date 2009	205	0	76	5	73	359	0	0	718
% Change	29.8	n/a	-15.8	**	-68.5	-18.4	n/a	n/a	-7.5
COMPLETED & NOT ABSORBED									
October 2010	66	0	6	1	16	78	0	0	167
October 2009	118	0	3	2	41	87	0	0	251
% Change	-44.1	n/a	100.0	-50.0	-61.0	-10.3	n/a	n/a	-33.5
ABSORBED									
October 2010	45	0	6	0	2	0	0	0	53
October 2009	35	0	2	1	1	1	0	0	40
% Change	28.6	n/a	200.0	-100.0	100.0	-100.0	n/a	n/a	32.5
Year-to-date 2010	282	0	61	18	43	289	1	0	694
Year-to-date 2009	252	0	111	15	83	292	0	0	753
% Change	11.9	n/a	-45.0	20.0	-48.2	-1.0	n/a	n/a	-7.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket
October 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
October 2010	24	0	12	0	24	0	2	0	62
October 2009	17	0	16	0	4	0	0	0	37
Fraser Valley H RDA									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	0	0	0	0	0	0	0	0	0
Mission DM									
October 2010	5	0	0	0	0	0	0	0	5
October 2009	15	0	0	0	0	0	0	0	15
Abbotsford CMA									
October 2010	29	0	12	0	24	0	2	0	67
October 2009	32	0	16	0	4	0	0	0	52
UNDER CONSTRUCTION									
Abbotsford City									
October 2010	153	0	78	3	55	0	4	0	293
October 2009	105	0	68	21	47	391	0	0	632
Fraser Valley H RDA									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	0	0	0	0	0	0	0	0	0
Mission DM									
October 2010	48	0	0	0	0	0	0	0	48
October 2009	68	0	0	0	0	0	0	0	68
Abbotsford CMA									
October 2010	201	0	78	3	55	0	4	0	341
October 2009	173	0	68	21	47	391	0	0	700
COMPLETIONS									
Abbotsford City									
October 2010	40	0	4	0	0	0	0	0	44
October 2009	23	0	0	0	0	0	0	0	23
Fraser Valley H RDA									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	0	0	0	0	0	0	0	0	0
Mission DM									
October 2010	11	0	0	0	0	0	0	0	11
October 2009	12	0	0	0	0	0	0	0	12
Abbotsford CMA									
October 2010	51	0	4	0	0	0	0	0	55
October 2009	35	0	0	0	0	0	0	0	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total ^a
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
October 2010	46	0	6	1	9	74	0	0	136
October 2009	66	0	3	2	18	75	0	0	164
Fraser Valley H RDA									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	0	0	0	0	0	0	0	0	0
Mission DM									
October 2010	20	0	0	0	7	4	0	0	31
October 2009	52	0	0	0	23	12	0	0	87
Abbotsford CMA									
October 2010	66	0	6	1	16	78	0	0	167
October 2009	118	0	3	2	41	87	0	0	251
ABSORBED									
Abbotsford City									
October 2010	34	0	5	0	0	0	0	0	40
October 2009	20	0	2	1	1	1	0	0	25
Fraser Valley H RDA									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	0	0	0	0	0	0	0	0	0
Mission DM									
October 2010	11	0	0	0	2	0	0	0	13
October 2009	15	0	0	0	0	0	0	0	15
Abbotsford CMA									
October 2010	45	0	6	0	2	0	0	0	53
October 2009	35	0	2	1	1	1	0	0	40

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA
2000 - 2009

	Ownership						Rental		Total ¹
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	---	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	---	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	---	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	---	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	---	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Abbotsford City	26	17	0	0	24	4	12	16	62	37	67.6
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	5	15	0	0	0	0	0	0	5	15	-66.7
Abbotsford CMA	31	32	0	0	24	4	12	16	67	52	28.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	229	86	0	2	34	21	76	124	339	233	45.5
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	79	65	0	0	0	0	0	0	79	65	21.5
Abbotsford CMA	308	151	0	2	34	21	76	124	418	298	40.3

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Abbotsford City	24	4	0	0	12	16	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	24	4	0	0	12	16	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	34	21	0	0	76	124	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	34	21	0	0	76	124	0	0

**Table 2.4: Starts by Submarket and by Intended Market
October 2010**

Submarket	Freehold		Condominium		Rental		Total ¹	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Abbotsford City	36	33	24	4	2	0	62	37
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	5	15	0	0	0	0	5	15
Abbotsford CMA	41	48	24	4	2	0	67	52

**Table 2.5: Starts by Submarket and by Intended Market
January - October 2010**

Submarket	Freehold		Condominium		Rental		Total ¹	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	298	152	37	81	4	0	339	233
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	79	65	0	0	0	0	79	65
Abbotsford CMA	377	217	37	81	4	0	418	298

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Abbotsford City	40	23	0	0	0	0	4	0	44	23	91.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	11	12	0	0	0	0	0	0	11	12	-8.3
Abbotsford CMA	51	35	0	0	0	0	4	0	55	35	57.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	189	135	6	34	17	37	357	435	569	641	-11.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	95	75	0	2	0	0	0	0	95	77	23.4
Abbotsford CMA	284	210	6	36	17	37	357	435	664	718	-7.5

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Abbotsford City	0	0	0	0	4	0	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	4	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	17	37	0	0	357	435	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	17	37	0	0	357	435	0	0

**Table 3.4: Completions by Submarket and by Intended Market
October 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Abbotsford City	44	23	0	0	0	0	44	23
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	11	12	0	0	0	0	11	12
Abbotsford CMA	55	35	0	0	0	0	55	35

**Table 3.5: Completions by Submarket and by Intended Market
January - October 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	235	206	333	435	1	0	569	641
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	95	75	0	2	0	0	95	77
Abbotsford CMA	330	281	333	437	1	0	664	718

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2010**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
October 2010	0	0.0	1	2.9	19	55.9	11	32.4	3	8.8	34	579,000	621,085
October 2009	1	4.8	6	28.6	1	4.8	2	9.5	1	4.8	21	565,000	559,214
Year-to-date 2010	0	0.0	23	11.5	25	12.5	41	20.5	25	12.5	200	569,000	610,466
Year-to-date 2009	7	4.2	42	25.0	23	13.7	24	14.3	23	13.7	168	546,500	586,413
Fraser Valley H RDA													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
October 2010	0	0.0	7	63.6	0	0.0	2	18.2	0	0.0	11	479,000	496,773
October 2009	0	0.0	12	80.0	0	0.0	1	6.7	0	0.0	15	459,900	477,327
Year-to-date 2010	4	4.0	80	80.8	0	0.0	3	3.0	0	0.0	99	459,900	465,446
Year-to-date 2009	1	1.0	77	78.6	1	1.0	1	1.0	1	1.0	98	465,900	484,160
Abbotsford CMA													
October 2010	0	0.0	8	17.8	3	6.7	13	28.9	3	6.7	45	569,000	590,698
October 2009	1	2.8	18	50.0	1	2.8	3	8.3	1	2.8	36	497,000	525,094
Year-to-date 2010	4	1.3	103	34.4	25	8.4	44	14.7	25	8.4	299	540,900	562,449
Year-to-date 2009	8	3.0	119	44.7	24	9.0	25	9.4	24	9.0	266	515,000	548,741

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2010**

Submarket	Oct 2010	Oct 2009	% Change	YTD 2010	YTD 2009	% Change
Abbotsford City	621,085	559,214	11.1	610,466	586,413	4.1
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	496,773	477,327	4.1	465,446	484,160	-3.9
Abbotsford CMA	590,698	525,094	12.5	562,449	548,741	2.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
October 2010

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2009	January	361	-60.2	648	1,752	2,015	32.2	400,783	-6.4	416,116
	February	643	-48.0	761	2,004	2,108	36.1	392,138	-10.2	399,931
	March	932	-24.7	870	2,626	2,023	43.0	392,692	-11.5	389,590
	April	1,220	-27.7	1,005	2,210	1,955	51.4	409,168	-6.8	407,994
	May	1,415	-7.6	1,149	2,500	2,036	56.4	419,378	-3.1	403,487
	June	1,877	41.3	1,356	2,497	2,049	66.2	424,728	-4.9	412,992
	July	1,982	63.0	1,492	2,823	2,261	66.0	425,479	-1.7	420,410
	August	1,669	91.0	1,583	2,209	2,348	67.4	434,841	0.7	432,283
	September	1,488	61.0	1,557	2,321	2,089	74.5	436,754	5.5	432,694
	October	1,583	120.5	1,765	2,466	2,407	73.3	445,637	7.5	456,570
	November	1,409	191.7	1,756	1,833	2,492	70.5	431,678	7.1	440,598
	December	1,081	142.9	1,719	1,192	2,651	64.8	446,546	8.8	440,129
2010	January	905	150.7	1,605	2,572	2,985	53.8	433,971	8.3	443,700
	February	1,119	74.0	1,333	2,573	2,652	50.3	436,157	11.2	445,588
	March	1,458	56.4	1,316	3,073	2,376	55.4	455,947	16.1	460,339
	April	1,677	37.5	1,402	3,453	2,892	48.5	454,557	11.1	452,192
	May	1,403	-0.8	1,161	3,137	2,644	43.9	457,651	9.1	443,954
	June	1,681	-10.4	1,200	2,835	2,466	48.7	469,792	10.6	460,480
	July	1,035	-47.8	864	2,033	1,849	46.7	459,361	8.0	459,309
	August	946	-43.3	889	1,901	2,020	44.0	424,303	-2.4	415,397
	September	967	-35.0	991	2,173	2,128	46.6	444,997	1.9	446,373
	October	941	-40.6	1,022	1,898	2,040	50.1	456,169	2.4	451,594
	November									
	December									
	Q3 2009	5,139	70.5		7,353			431,784	1.2	
	Q3 2010	2,948	-42.6		6,107			443,399	2.7	
	YTD 2009	13,170	13.0		23,408			423,464	-2.4	
	YTD 2010	12,132	-7.9		25,648			451,374	6.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

All figures contained in this publication are smoothed data, except for sales and active listings.

Raw data: data observed for the current quarter.

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

¹ Single-family homes: detached, semi-detached and row homes.

² At the end of the quarter.

***: observed change greater than 100%.

n/a: data not available when fewer than 8 sales are recorded during the quarter.

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock.

Source: CREA

Table 6: Economic Indicators
October 2010

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.2	111.4	87	6.2	69.2	744
	February	627	5.00	5.79	115.9	111.9	87	6.6	69.0	752
	March	613	4.50	5.55	114.6	112.0	85	7.0	67.6	763
	April	596	3.90	5.25	113.3	112.1	84	7.2	66.9	754
	May	596	3.90	5.25	113.7	112.9	83	7.7	66.5	752
	June	631	3.75	5.85	112.8	112.8	84	8.3	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	8.8	68.5	764
	September	610	3.70	5.49	115.1	112.7	86	8.7	69.3	768
	October	630	3.80	5.84	115.8	112.1	88	7.9	70.0	774
	November	616	3.60	5.59	116.1	112.4	89	7.8	70.5	774
	December	610	3.60	5.49	116.8	111.9	89	7.3	70.4	786
2010	January	610	3.60	5.49	117.3	112.2	89	7.3	70.2	798
	February	604	3.60	5.39	117.8	113.2	89	6.6	69.7	799
	March	631	3.60	5.85	118.4	112.6	89	6.2	69.3	791
	April	655	3.80	6.25	118.8	113.2	89	6.9	69.9	778
	May	639	3.70	5.99	119.1	113.6	89	7.9	70.5	773
	June	633	3.60	5.89	118.9	113.4	89	8.4	70.7	759
	July	627	3.50	5.79	118.0	114.6	89	8.1	70.1	752
	August	604	3.30	5.39	118.1	114.5	88	7.8	69.3	757
	September	604	3.30	5.39	117.6	114.5	88	7.6	68.8	770
	October	598	3.20	5.29		114.8	87	8.8	69.1	780
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM); Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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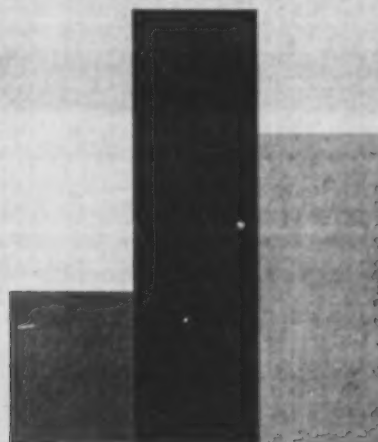
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